

A BRIEF CHRONOLOGY OF A BUCKMAN BEEF

9/12/96

The "Buckman Neighborhood Plan", approved by the Portland City Council, was recommended to the Portland Planning Commission by the Bureau of Planning in April of 1991. Susan Hartnet, of the City of Portland Planning Bureau, indicated to the Buckman Executive Committee this past Thursday that the "Buckman Neighborhood Plan" was essentially workable as it is with a few adjustments to keep abreast of current trends. Under Policy 8: Social Services and Institutional Uses on page 62 of the Plan we read, "The neighborhood has accepted a large share of the metropolitan area's social service responsibilities for many years....A recent neighborhood inventory revealed more than 20 licensed homes in the Buckman neighborhood...there are many more unlicensed facilities. Objective 8.1 reads, "Advocate an equitable redistribution of social service agencies throughout the city of Portland to reduce the concentration of these services in Buckman."

The expectation of those that contributed such intense effort in developing the Plan was that it would have a significant impact on the outworking of city policy. Since the Plan was adopted in 1991 Buckman has continued to receive more such agencies.

A November 23, 1994 document from Peter Fry, consultant for the Portland Development Commission, listed as point one under the heading "Conditions of Approval for Women's Facility in the Buckman Neighborhood" - No new men's facility in Inner Southeast Portland. Followed immediately by - No more special needs facilities in Buckman Neighborhood. (Underlining added). Yet now, even before "Jeans' Place" (the \$1.34 million, 45 bed Women's facility) is finished, the Buckman Neighborhood is the targeted landing zone for 3 out of 5 of the suggested sites for the new year-round 45 bed men's basic shelter (with winter capacity of 90). Of the 2 remaining sites, one is 1/2 block off Buckman's southern boundary. In addition to the above sense of betrayal of the pre-siting conditions for the Women's Facility, that final sites have been suggested at all seems to be in blatant defiance or ignorance of point 5 of the Executive Summary of the Final Report of the "Men's Housing Facility Programming Task Force" which reads, "Implement items 1-4 of this recommendation with the assurance that funds used to develop and operate these specific housing facilities will not compete with or deplete other sources of funds for affordable housing development or housing services." An assurance that has not been forthcoming and indeed has been stated as impossible by David Nemo, PDC Project Manager for the Men's Shelter in a phone conversation with BCA board member Roger Burt.

In a June 1, 1996 letter to Mayor Katz from the Buckman Community Association, the inappropriateness of pursuing the two-shelter model based on the

***Position Paper of the Buckman Neighborhood
Association's Opposition to Men's Homeless Shelter in
the Central Eastside.***

The Buckman Neighborhood Association is becoming increasingly frustrated with the manner in which we are being treated by the City of Portland. At issue is not simply the disparity between what is wanted and needed by the communities and the goals handed down by City Council; it is the systematic disregard the city has shown for process and communication with the neighborhoods in developing these programs. With regard to the siting of a men's homeless shelter, the city has taken deliberate steps to exclude input and participation in the process from the neighborhoods, the people and organizations in which the city has been entrusted to serve.

This paper seeks to document and clarify this violation of public trust. The goal is to have the city work with the neighborhoods to find solutions to city wide problems. Even though the Buckman Neighborhood shoulders a severely disproportionate share of social services, we have expressed a willingness to work with the City to address the needs of the homeless population in Portland. We want the city to completely revisit the need for another men's homeless shelter; a shelter for which there is no public support, no funds for operations and programs, and no provision for permanent housing—the primary goal temporary shelters in the first place

The Disregard for Process

The process involved with developing the need and location for an additional homeless men's shelter was improper and excluded those whom it directly affected. The composition of the Reconfiguration Task Force excluded participation and input from any potentially affected neighborhood organization—specifically Buckman.¹ No official representative of the Buckman neighborhood was invited or notified of the Task Force meeting and we are still uncertain as to where and when it was decided to put the shelter on the East Side. While those involved had an interest in developing the project, they were biased against both the economic impact such a facility would have on businesses in the Central East Side as well as the burden it would place on an overly social service saturated neighborhood.

In fact, the Task Force went forward with the placement of the 45 bed shelter on the inner East Side in direct disagreement with the transitional housing plan for Buckman formally endorsed by Multnomah County.² The CEIC went forward without knowledge of this agreement because, as a subsidiary of the Buckman Neighborhood, it was not involved with the formation of these policies. Furthermore, because CEIC resides in Buckman—not vice versa—CEIC had absolutely no authority to speak on behalf of the Buckman Neighborhood in these proceedings. Buckman's exclusion from the process invalidates the findings of the Task Force.

¹ Of the _____ Reconfiguration Task Force members, the only representative from any neighborhood association present was Larry Conrey from Kerns. In fact, Peter Frye specifically informed representatives from Buckman that because of the placement of the Women's shelter on Burnside, neither Buckman nor Kerns would have to accept a men's facility.

² At the Buckman Neighborhood Association Meeting held __/__/96, Ray España indicated that the shelter was specifically not supported by the county and would not be funded.

The reconfiguration plan was pushed by Greg Wentworth to honor an ‘understanding’ between select members of the CEIC, the City of Portland and the River District.³ This specific agreement to a closet plan of action excluded the neighborhoods from the outset. The very existence of this ‘understanding’ undermines the integrity of the process of involving neighborhoods in livability issues. For this reason alone the reconfiguration plan should be revisited.

The original reconfiguration plan called for a 45 bed facility with seasonal adjustments.⁴ The Task force unilaterally decided, void of any public comment and without consideration of the ramifications, changed the number of full time non seasonally adjusted beds originally called for from 45 to 90. ⁵This radical departure, again made without respect for process and public comment, invalidates the scope and mission of the shelter project and further demonstrates the Task Force’s lack of respect for neighborhood involvement.

The reconfiguration plan was originally designed to mitigate the disproportionate burden that these social service facilities place on some Portland Communities. ⁶ In order to make a fair and just evaluation of the distribution of services and to assess the impact of additional burdens on communities, a comprehensive census of facilities is critically important. Not only is the information provided by the task force regarding inventories underestimated⁷, a good faith effort to get the information was never made.⁸

³ _____ find some support for this claim.

⁴ Task force Plan

⁵ Find verification of the change.

⁶ Shelter Reconfiguration plan and guidelines

⁷ Joanne Ferraro 3b

A clear picture of the distribution of services in inner Southeast would put the men's shelter in violation of the shelter reconfiguration plan.

Shelter does not comply with Portland's Comprehensive Plan.

In 1994, the Portland City Council adopted a strategy for fair housing to bring Portland City zoning guidelines into to compliance with the Federal Fair Housing Amendments Act of 1988. The City's Comprehensive Plan goal for housing dictates a policy through zoning that provides "for a diversity in the type, density and location of housing within the city,"⁹ and to discourage the concentration of low/no income households in any one area of the city.¹⁰ The concentration of services in the Central East Side makes the shelter incompatible with these city guidelines. Furthermore, the concentration of low income housing in Buckman makes rational for placing the shelter in Buckman even more suspect. Reach Community Development already maintains hundreds of low income housing properties in Buckman¹¹ and while their efforts are a great asset to our neighborhood, placing the shelter on the East side is incompatible with the stated goals of housing diversity throughout Portland.

⁸ Multnomah county can provide a detailed list of social service agencies for any area of the county. Even without a map, the proportion of services sorted by zip code would provide much of the necessary information.

⁹ Strategies for fair housing, Final Draft, adopted by the City Council and effective January 4, 1994, pg. 3.

¹⁰ Strategies for fair housing, Final Draft, adopted by the City Council and effective January 4, 1994, pg. 50.

¹¹ Reach Community Development Brochure

The city already recognized that shelters were disproportionately represented in the close-in Central Eastside¹² and the Council adopted the fair housing strategy specifically to place these Essential Service Providers in other parts of the city. Land use and zoning regulations were to be specifically designed to accomplish this task.¹³ Placement of the shelter on the Eastside is in direct conflict with the stated goals of the City Council.

The City also recognized that the need for permanent housing outweighed the need for shelter space. In fact, the City went so far as to call for more permanent housing in proportion to shelter space and sought to use zoning changes to accomplish the goal of sighting shelters in other parts of the city.¹⁴

The Strategies For Fair Housing also requires that any proposed shelter enter into good neighbor agreements with affected neighborhoods as a condition of funding.¹⁵ No attempt has been made to enter into such an agreement with Buckman, or to mediate such an agreement. Considering the lack of communication and respect the City has shown for the position of the Buckman neighborhood, this is not unusual.

Economic development goals ignored

Economic impact of homeless shelter is a viable consideration for determining whether a particular sight is appropriate. In addition to the economic impact a shelter may generally have on a community as recognized by the Task Force on Strategies for Fair Housing, the specific detrimental

¹² *ibid.* Pg. 2

¹³ *ibid* Pg. 3.

¹⁴ *Ibid* pg.2.

¹⁵ *Ibid* pg.49

economic impact of an Eastside men's shelter on development in the Central Eastside Industrial District. David Nemo publicly verified economic impact as a mitigating factor in determining potential sights in 1996 when he stated that the SHAC must be removed to encourage development in the River District.¹⁶

The selection of Site 4 (currently recommended by the PDC) would have a dramatic negative impact on businesses and developments planned in proximity to the site. Barbara Setlin, a developer from New York, currently has plans on file with the city that will not proceed if a shelter is built on Site 4. Jim Morton of Associated Furniture is seriously considering relocating his business out of Portland the is Site 4 is selected, as loss of 92 jobs Central Eastside.

The city has an extensive history of favoring the economic needs of one part of the city over the real and vital needs of another. Between the City's unwillingness to move forward with a southbound I5 access for the Central Eastside and its lack of respect for the economic impact a shelter would have on business development, the city is clearly moving toward the kind of economic disparity among neighborhoods that plans—like the Shelter Reconfiguration Task Force Plan—were supposed to prevent.

Violates City Plan Policies

The placement of the shelter in Buckman violates City plan policies. The Buckman Neighborhood Plan, adopted by the City Council, recognizes the high concentration of social services in Buckman. The objectives of the plan would be violated by the shelter. Specifically, the City shall "(a)dvocate

¹⁶ Video tape, meeting

an equitable redistribution of social service agencies throughout the city of Portland to reduce the concentration of these services in Buckman.”¹⁷

If the city has no respect for the very guidelines and agreements it makes with the neighborhoods it is elected to serve, the very validity of advocating community involvement in city planning and making the city responsive to local needs comes into question. Why do we have neighborhood plans if the city sees fit to ignore them without public comment and without any repercussions?

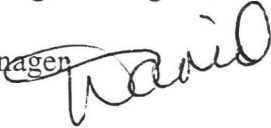
¹⁷ Buckman Neighborhood Plan, Objective 8.1.

PORTLAND DEVELOPMENT COMMISSION

MEMORANDUM

DATE: January 31, 1996

TO: Men's Housing Facility Programming Task Force,

FROM: David Nemo, Project Manager
(dbn95.010) 

SUBJECT: Final Opportunity for Members to Indicate Supported Options
Re-Cap of Task Force Support For Alternative Options

Members not present (or leaving early) at the January 29 meeting:

The Task Force conducted a 'vote' on four different options at the conclusion of our meeting. Model A and B were identical to the description contained in the meeting agenda packet. After our discussion, two variations of Model B were offered as additional options and also considered.

- Model B-1 is different from Model B in that no additional 'winter capacity' is provided at either of the two 45 bed shelters.
- Model B-2 is the same as Model B with the condition that funds used to develop and operate new housing facilities will not compete with or deplete other sources of funds for affordable housing development or housing services.

In addition, a fifth question was asked — which of two specific options would you prefer.

If you would like to register your vote on each of these questions, please complete and return the enclosed form to me by February 9 and I will be able to include your vote in our summary report.

Members present at the January 29 meeting:

I am including what I hope is an accurate accounting of what options Task Force members supported Monday night. Please let me know if we didn't get your position right.

All Members:

If you would like to compose and submit any comments to append to a final report on the Task Force findings or recommendations, please feel free to do so. I would like any such submissions by February 12. Shortly thereafter I will provide you with a final review copy of the draft report.

If you have any questions, please give me a call (#823-3214).

DELIVER TO: David Nemo, Portland Development Commission
FAX #823-3368

FROM: _____

On January 29, 1996, the Men's Housing Facility Programming Task Force considered the following alternative recommendations. This is a record of my support or non-support for each alternative (you may support more than one/each one of Option 1-4 if you wish).

OPTION

- 1. **Model A** **Support** **Not Support**
 - Develop 90 new permanent housing units.
 - Utilize existing housing facilities for 90 temporary units.
 - Convert Glisan Street Center to 90 bed shelter.

- 2. **Model B** **Support** **Not Support**
 - Develop 90 new permanent housing units.
 - Utilize existing housing facilities for 90 temporary units.
 - Convert Glisan Street Center to 45 bed year-round shelter.
 - additional winter capacity of 45
 - Develop new 45 bed year-round shelter.
 - additional winter capacity of 45

- 3. **Model B-1** **Support** **Not Support**
 - Develop 90 new permanent housing units.
 - Utilize existing housing facilities for 90 temporary units.
 - Convert Glisan Street Center to 45 bed year-round shelter.
 - Develop new 45 bed year-round shelter.

- 4. **Model B-2** **Support** **Not Support**
 - Develop 90 new permanent housing units.
 - Utilize existing housing facilities for 90 temporary units.
 - Convert Glisan Street Center to 45 bed year-round shelter.
 - additional winter capacity of 45
 - Develop new 45 bed year-round shelter.
 - additional winter capacity of 45
 - Funds used to develop and operate new housing facilities will not compete with or deplete other sources of funds for affordable housing development or housing services.

- 5. **Of these two Models, which would you prefer —**
 - Model A (number 1 above)
 - Model B-2 (number 4 above)

Men's Housing Facility Programming Task Force

Support for Alternative Recommendations • January 29, 1996

	OPTIONS				
	1	2	3	4	5
Keith Witcosky	N	Y	N	N	B
Terry Anderson	Y	Y	Y	Y	B
Maria Rojo de Steffey	○	○	○	○	○
Steve Rudman	Y	Y	N	Y	?
Lt. Pat Ossenkop	N	N	N	Y	B
Rey España	Y	○	○	○	○
Neal Beroz	Y	Y	N	Y	?
Ruth Ann Dodson	N	N	N	Y	B
Richard Harris	Y	N	N	Y	B
Susan Emmons	Y	N	N	N	A
Bob Durston	Y	Y	N	Y	B
Rob Justus	N	Y	N	Y	B
Pauline Jivanjee	Y	N	N	Y	B
Joseph Middleton	○	○	○	○	○
Greg Wentworth	N	N	Y	Y	—
Larry Conrad	Y	N	N	N	A
Rob DeGraff	○	○	○	○	○
Roger Shiels	N	Y	Y	Y	B
Al Jasper	N	N	N	N	?

Y = Yes N = No — = Abstain ○ = Absent

A = Model A B = Model B-4

MEMORANDUM

DATE: February 20, 1996

TO: Men's Housing Facility Programming Task Force

FROM: David Nemo, Project Manager
(dbn95.017) *David*

SUBJECT: **FINAL REPORT - ADVANCE COPY**

Carl B. Talton
Chairman

Gale Castillo
Commissioner

John D. Eskildsen
Commissioner

Vern B. Ryles
Commissioner

E. Kay Stepp
Commissioner

I am forwarding you an Advance Copy of the Final Report I have prepared recounting the deliberations and actions of the Task Force. If you have any questions or comments, or note any typos, please give me a call.

With this copy I am only including as attachments the three submissions received from Task Force members (to date) and an updated support matrix. The other attachments that will be included with the Final Report are all documents you have already received.

I will be declaring this report 'final' on March 1, at which time PDC's Executive Director and Chairman will review the report and forward to City Council.

On March 5 we will be briefing City Council Executive Assistants on your recommendations, and presumably a decision will be made at that time on the process and timing for City Council consideration. I will advise you of the process as soon as this issue is resolved.

Vera Katz
Mayor

Janet S. Burreson
Executive Director

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MEMORANDUM

DATE: March 8, 1996

TO: Men's Housing Facility Programming Task Force

COPIES: Interested Community Partners and Organizations

FROM: David Nemo, Project Manager
(dbn96.024) *David*

SUBJECT: Final Report Distribution

Carl B. Talton
Chairman

Gale Castillo
Commissioner

John D. Eskildsen
Commissioner

Vern B. Ryles
Commissioner

E. Kay Stepp
Commissioner

Enclosed is the Final Report of the Men's Housing Facility Programming Task Force.

Your participation on this Task Force and interest in helping our community implement the Housing and Service System Plan for Homeless Single Adults is greatly appreciated.

As for what happens next — I anticipate that this Report will be presented to the City Council at a regular meeting in the next few weeks. I will let you know of the scheduled date and time as soon as it is determined.

Vera Katz
Mayor

Janet S. Burreson
Executive Director

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MEMORANDUM

DATE: April 25, 1996
TO: Men's Housing Facility Programming Task Force
COPIES: Interested Community Partners and Organizations
FROM: David Nemo, Project Manager
(dbn96.042) *David*
SUBJECT: Final Report — Update

Carl B. Talton
Chairman

Gale Castillo
Commissioner

John D. Eskildsen
Commissioner

Vern B. Ryles
Commissioner

E. Kay Stepp
Commissioner

Vera Katz
Mayor

Janet S. Burreson
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Bowing to some other pressing community issues (i.e., flood recovery, school funding), Council consideration of our Report has not happened as quickly as I had originally intended.

We do however have a tentative place on the **MAY 22** Council Agenda, time yet to be determined. Public testimony will be accepted. It is my current understanding that the Mayor and Commissioner Kafoury will jointly sponsor a Council Resolution which will outline Council's position and instructions regarding implementation of the Task Force Recommendation.

While I don't have any mystical insight at the moment as to how the majority of the Council will vote, I can report to you that the Mayor has included in her just released proposed city budget: \$6,200,000 for the development of the two facilities recommended by the Task Force.

To assist in the next phase of this project, we are proceeding to form the Siting Task Force which will be comprised of the following:

- (3) neighborhood representatives (Hosford-Abernathy, Buckman, Kerns)
- (3) Central Eastside business representatives
- (1) Homeless Advisory Committee
- (1) Housing and Community Development Commission
- (1) Multnomah County Community Action Program Office
- (1) Housing Authority of Portland

I will make sure that members of the Task Force are advised of the time Council will consider our report (time certain, or best guess); and if I have enough advance notice I will advise all others receiving this memo. If the date changes, I will let everybody know.

If you have any questions, please feel free to give me a call (#823-3214).

MEMORANDUM

DATE: May 9, 1996
TO: Men's Housing Facility Programming Task Force
COPIES: Interested Community Partners and Organizations
FROM: David Nemo, Project Manager
(dbn96.047) *David*
SUBJECT: Council Meeting Update

Carl B. Talton
Chairman

Gale Castillo
Commissioner

John D. Eskildsen
Commissioner

Vern B. Ryles
Commissioner

E. Kay Stepp
Commissioner

Vera Katz
Mayor

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I've received word that our Task Force Report **will not be** considered by Council on May 22 as tentatively scheduled.

No alternative date has yet been suggested, but my sense is it will be early in June.

I will let you know as soon as I find out when the Council will consider our report.

To clarify my previous comment about the Mayor's proposed budget containing \$6,200,000 for the development of the two men's facilities — the Fiscal Year 1996-1998 Budget does not literally contain \$6.2 million dollars, but rather the annual debt service amount (approximately \$575,000) to repay long-term bonds issued for these projects (the current proposed financing plan). The total project budget, \$6,200,000, appears in the Capital Improvement Program Summary as being funded from the General Fund

If you have any questions, please feel free to give me a call (#823-3214).



MEMORANDUM

DATE: May 28, 1996

TO: Men's Housing Facility Programming Task Force

COPIES: Interested Community Partners and Organizations

FROM: David Nemó, Project Manager
(dbn96.053) *David*

SUBJECT: Council Meeting Update

Carl B. Talton
Chairman

Gale Castillo
Commissioner

John D. Eskildsen
Commissioner

Vern B. Ryles
Commissioner

E. Kay Stepp
Commissioner

Vera Katz
Mayor

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I have received word that the City Council plans to consider our Task Force Report on **June 5 at 10:45 AM.** (time certain). Public testimony will be accepted at that time, so feel free to attend, listen and/or offer comments.

Council meetings are now being held in the **Auditorium of the Portland Building** (1120 SW 5th Ave. — 2nd floor).

Last Thursday I briefed the Mayor and Commissioner Kafoury on the Task Force Report and recommendations, and related implementation issues. They appeared very supportive of the Task Force recommendations, with their only hesitation being concern that the emergency shelter capacity numbers stipulated in the Shelter Reconfiguration Plan might be insufficient over the long-term.

Staff from the Mayor's office and Commissioner Kafoury's office are preparing a resolution for Council consideration on this matter which they will file on Friday (May 31). If you call me with a fax number, I will transmit a copy to you as soon as I can (probably on Monday June 3).

If you have any questions, please feel free to give me a call (#823-3214).



MENS FACILITY STAKEHOLDERS LIST — AS OF JUNE 7, 1996

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STAKEHOLDER'S LIST**

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Julia Pomeroy
Office of Commissioner Earl Blumenauer
Bldg 131/Rm 407

Austin Raglione
Office of Commissioner Earl Blumenauer
Bldg 131/Rm 407

Ken Rust
Office of Finance and Administration
Debt Management Program
Bldg 106/Rm 1250

MEN'S HOUSING FACILITY STAKEHOLDER'S LIST

Barbara Schramm
16830 Chapin Way
Lake Oswego, OR 97034
697-3217

Rhonda Sater
Youth Program Office
Bldg 166/Rm 5th Floor

Frank Shields
State Representative
10932 SE Salmon St.
Portland OR 97216

Cathy Spofford
1212 NW 9th Apt B-242
Portland OR 97209

Robert Stafford
400 West Burnside
Portland OR 97209

Dennis Steele
Visions in Action
133 NW Sixth Avenue
Portland OR 97209

Beverly Stein
Multnomah County
Commission Chair
Bldg 106/Rm 1515

Melissa Stewart
Buckman Community Association
314 SE 15th
Portland OR 97214

MEN'S HOUSING FACILITY STAKEHOLDER'S LIST

Barry Sutton
1011 SW 12th Ave.
Portland OR 97205

Teresa Taylor
Portland Impact
4147 SE Division
Portland OR 97215

Vasiliki Viahakis
Old Town/Chinatown Association
3235 NE Klickitat
Portland OR 97212

James W. Teal
Portland Rescue Mission
P.O. Box 3713
111 W. Burnside St.
Portland OR 97208-3713

Sharon Ward
Kerns Neighborhood Association
2545 E. Burnside St.
Portland OR 97214-1742

Mark Weiner
Commissioner Saltzman's Office
Bldg 106, Rm 1500

Greg Wentworth
107 SE Grand
Portland OR 97214

Denny West
Housing Authority of Portland
135 SW Ash Suite 500
Portland OR 97204

**MEN'S HOUSING FACILITY
STAKEHOLDER'S LIST**

Mark Whitlow
Bogles & Gates
2221 SW Columbia #1400
Portland OR 97204

Francis Wong
W.C. International
3155 NE 74th Avenue
Portland OR 97213

Robert Wong
3210 SE Risley Ave.
Milwaukie OR 97267

Charles Yeahquo
825 SW Broadway Box W
Portland OR 97205

Mark Zolton
Office of Commissioner Charlie Hales
Bldg 131/Rm 404

PDC
PORTLAND
DEVELOPMENT
COMMISSION

June 7, 1996

Don MacGillivray
2339 SE Yamhill
Portland, OR 97214

Carl B. Talton
Chairman

Dear Don:

Gale Castillo
Commissioner

To further respond to some of the questions you asked in our phone conversation yesterday, I thought I would send you the following information on what communications I have had with members of the Programming Task Force (TF: list attached) and my extended Stakeholder List (SL: list attached) since the last meeting of the Task Force on January 29.

John D. Eskildsen
Commissioner

1. Jan. 31 RE: Meeting recap (TF)
2. Feb. 20 RE: Final Report - advance copy (TF)
3. March 8 RE: Final Report - distribution (TF / SL)
4. April 25 RE: Update on Council consideration (TF / SL)
5. May 9 RE: Update on Council consideration (TF / SL)
6. May 28 RE: Update on Council consideration (TF / SL)

Vern B. Ryles
Commissioner

E. Kay Stepp
Commissioner

With regards to the Stakeholder List, I have continually updated this list since I started working on this project in July 1995 (from meeting sign-in sheets, phone calls for information, referrals, etc.) so not everyone has received every communications, but I recall only a few names being added to this list since January 31.

I understand your concern about the need for information to be shared with the larger neighborhood association board and general membership. In that regard, please share with me your thoughts about how we can assure better communications throughout the remainder of this project.

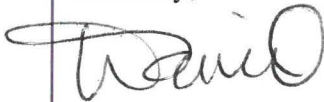
Vera Katz
Mayor

If there is any other information or assistance you desire, now or in the future, please don't hesitate to give me a call.

Janet S. Burreson
Executive Director

Sincerely,

Main Office
1120 S.W. Fifth Avenue
Suite 1100
Portland, OR 97204
503/823-3200
FAX 503/823-3368



David B. Nemo
Project Manager
(dbn96.058)

Eastside Office
1425 N.E. Irving
Suite 200
Portland, OR 97232
503/823-3400
FAX 503/823-3435

TDD 503/823-6868



cc: Commissioner Kafoury

MEN'S HOUSING FACILITY TASK FORCE

Keith Witcosky
Mayor's Office
Bldg 131/Rm 303
Ext. 4277

Terry Anderson
Commissioner Kafoury's Office
Bldg 131/Rm 211
Ext. 3035

Steve Rudman
Bureau Housing & Community Development
Bldg 157/Rm 600
Ext. 2375

Richard Harris
Central City Concern
2 NW Second
Portland OR 97209
294-1681

Susan Emmons
Northwest Pilot Project
1137 SW Broadway
Portland OR 97205
227-5605

Al Jasper, Vice-President
Oldtown/Chinatown Neighborhood Assoc.
19 NW 5th Avenue
Portland OR 97209
222-1090

Rob DeGraff
Association for Portland Progress
520 SW Yamhill, Suite 1000
Portland OR 97204
224-8684

Lt. Pat Ossenkop
Portland Police Bureau
Bldg. 119

Rey España
Community Action Program Office
421 SW 6th, Fifth Floor
Portland OR 97204
248-3999

Michael Miller
Central Eastside Industrial Council
c/o Good Will Industries
1943 SE 6th
Portland OR 97214
238-6100

Larry Conrad, Southeast Uplift
c/o City of Beaverton
P.O. Box 4755
Beaverton OR 97076
526-2429

Roger Shiels
River District Association
Shiels & Oblatz
115 NW 1st
Portland OR 97209
242-0084

Joseph Middleton
c/o JOIN
131 SE Oak Street
Portland OR 97214

MENS HOUSING FACILITY TASK FORCE

Bob Durston
Transition Projects
1211 SW Main
Portland OR 97205
222-9352

Ruth Ann Dodson
Portland Metro Chamber of Commerce
221 NW 2nd
Portland OR 97209
228-9411

Pauline Jivanjee
Homeless Advisory Committee
c/o PSU School of Social Work
PO Box 751
Portland OR 97207
725-5197

Rob Justus
Homeless Advisory Committee
c/o JOIN
1131 SE Oak
Portland OR 97214
232-2031

Neal Beroz
HCDC
c/o Network Behavioral Healthcare
5415 SE Milwaukie #3
Portland OR 97202
238-0769 Ext. 25

OTHERS:

Peter Finley Fry
722 SW 2nd #330
Portland OR 97204
274-2744

Rachael Silverman
BHCD
Bldg 157/Rm 600
Ext. 2378

Marge Ille
Housing Authority of Portland
135 SW Ash #500
Portland OR 97204
273-4515

David Nemo
Michelle Haynes
PDC
Bldg 106/Rm 1100
David: Ext 3214
Michelle: Ext 3272

Potential Impacts/Concerns

- Security/lighting — ~~Does team~~ Isolated in industrial. safety for homeless, funds stored?
 - Social stigma of housing homeless individuals under bridges
 - Litter
 - Drug Problems → Around the facility -
 - Accessibility for disabled
 - Feasibility of mixed-use development (?)
 - ★ Overflow policy ^{not overplanned}, people allowed to use facilities during day, mostly left, — ~~is~~ NOT ASSOCIATED with process in city.
 - Parking accommodations / CAR CAMPING.
 - Relocation of existing businesses/jobs
 - Noise
 - Traffic speed
 - Pedestrian safety
 - Concentration of services — can not be properly evaluated.
 - Traveling to other locations for services
 - Better use of 10K per person OR 416 per person on just operation.
 - Impact to SF. Francis
 - ★ Dinning → food for just residence, dinner might be better, stove on site. Breakfast.
 - Transportation
 - police next door - to shack.
 - ★ Program → ant, something tangible. self-esteem, self
 - ↳ Linking to benefits, stronger link to job, retaining an issue.
- Dec 1 — 20 people permanently excluded. Franchack. 20 more Temp. ~~are~~ is info shared with
- I want all issues addressed
 ★ self-esteem, in new questions.

Eastside Men's Shelter / Community Concerns

1. We are doing are part by accepting the women's shelter in the Central Eastside.
2. The shelter configuration does not conform with Buckman or Kerns Neighborhood plan.
3. We are already over burdened with low income and residentially oriented social services and we do not have the balance of development that is found on the West side.
4. The inventory of low income and residentially oriented social services included in the task force report is incomplete and heavily favors the West side.
5. There was inadequate representation of the neighborhoods in the configuration task force.
6. The configuration task force moved forward with their recommendation for the two shelter system only if other programs would not suffer to provide funding for the operations of the shelter.
7. There is no available funding at this time for operations and Multnomah County has not agreed to fund the operations of this shelter.
8. The siting is in violation of The City of Portland's Strategies for Fair Housing (Ord. No. 167189).
9. Four out of the five sites under consideration are in or near impact zones identified by The City of Portland's Strategies for Fair Housing Location Policy.
10. The fifth site under consideration is in a neighborhood that has been excluded from the process and there fore has had no voice in either configuration or siting.

① Does not conform with the Buckman & Kern Neighbors that have been ratified by council.

② all the sites ~~are~~ Buckman are either in or adjacent to the "impacted areas",

③ what is ~~sited~~ being sited.

④ how long have you had to review site 6&7.

⑤ St Francis, Col. Sumner Park
Daily calls for w. SF ~~colby~~ are \$1 million
whenever.

⑥ Good neighborhood - I've run a rental & 3 weeks



Buckman Community Association

939 SE 17th Ave Portland, OR 97214-2631

503-235-7082

Andrew Eisman
Chair

Cynthia Milbradt
Vice-Chair

Tom Baker
Secretary

Gyokuko Carlson
Treasurer

Roger Burt
Safety and Livability

Michael Teahan
Land Use

Anne Hughes
News Letter

Ed Lyle
Don MacGillivray
At-Large Officers

On January 15 the Portland City Council voted to put a new shelter building in the Buckman Neighborhood. The building is intended to house 90 single homeless men. This new Eastside Men's Homeless Shelter will complete the City/County Shelter Reconfiguration Plan, an effort spearheaded for the past several years by City Commissioner Gretchen Kafoury.

The Plan resulted in four shelters: One located on the East side for homeless women; one on the West side for homeless persons with mental illness; and two shelters for single men, one on the West side and one on the East side.

The new Eastside Men's Homeless Shelter will replace the temporary SHAC Shelter now located on the West side. City officials had promised West side neighbors that the SHAC shelter would be eliminated by March, 1998, so the project to site the new Eastside Men's Shelter was virtually behind schedule when it came before City Council on January 15.

Buckman neighbors have concerns about the Eastside Men's Homeless Shelter that were not fully addressed in the City Council's deliberations.

- **The East side shelter is too costly.** The extra costs of developing, constructing, and operating two men's shelters, instead of one, are excessive. These extra costs can not be justified in relation to the catastrophic program cuts that soon will be required by Measure 47.
- **Multnomah County refuses to operate the Eastside Shelter.** Because of the unnecessary extra costs associated with the second men's shelter, Multnomah County Commissioner Dan Saltzman has stated he will not support operating it. Buckman residents and businesses want to know who would operate the shelter and in what manner would it be operated? This is a critical missing piece. Where is the guarantee that we will not be getting another Baloney Joe's when the doors open?
- **There is a shortfall of operating funds.** Even before the shelter is built, there is a shortfall of operating funds of \$300,000 to \$500,000. Where will this money be found now that we have to adjust to the cuts caused by Measure 47?
- **The City Council's Men's Housing Facility Programming Task Force did not recommend the Eastside Men's Homeless Shelter.** Members of this Task Force were extremely concerned with the extra costs of building two men's shelters instead of one. They voted for the two shelter program only "...with the assurance that funds used to develop and operate these specific housing facilities will not compete with or

deplete other sources of funds for affordable housing development or housing services,” (Final Report, page 1). The Task Force members said that if such assurance could not be provided, their vote was mandated to automatically revert to the less expensive single shelter program. Such assurance has never been provided. Therefore, the directive of the Task Force is clear: They recommend the least expensive single shelter program. Why, then, is the City Council proceeding with the more costly two shelter program against the recommendation of its own advisory committee?

- **Buckman had no voice in the original decision process.** The Buckman Community Association had no voice on the City Council’s Men’s Housing Facility Programming Task Force which made a recommendation concerning the Eastside Men’s Homeless Shelter that is now sited in Buckman.
- **The City Council’s Men’s Housing Facility Programming Task Force was heavily overloaded with Westside interests.** The breakdown of the 18 members is as follows: Three were homeless advocates, six were government officials, two were Eastside interests, and seven were Westside interests.
- **The Eastside Men’s Homeless Shelter can not be compared with the current SHAC Shelter.** Many have argued that the well run

SHAC Shelter would not cause any problems if transferred to Buckman. Obvious differences between the two sites must be noted, however. The SHAC is located in a very isolated area, with no residential neighbors at all. The only neighbor of the SHAC is the Burlington Northern Railroad, which has its own private police force. And, the SHAC is sited right next door to a Portland Police substation, the Mounted Patrol unit. Finally, the SHAC houses both men and women, which will not be the case in Buckman.

- **The Buckman Neighborhood is an unsuitable site for a homeless men's shelter.** Buckman has the highest proportion of rental housing in the City. We have one of the lowest per capita incomes and a severe shortage of low cost housing. We have a saturation of social service agencies, group homes, and transitional housing as high as any other neighborhood. We are underfunded for essential services such as law enforcement. We have chronic problems caused by homeless campers, which will not be relieved by the new shelter. And, siting the shelter here will cost new development and employment. A furniture manufacturer currently employing 90 persons has stated they will move out of Portland if the shelter goes into the intended Buckman site.

- **The size of the Eastside Men's Shelter was increased from the originally intended small shelter to a large one.** The Portland City

Council increased the size from 45 beds to 90 beds. This was done without public notification or input.

We believe the Eastside Men's Homeless Shelter is a seriously flawed concept. We believe it is more appropriate to save public funds by consolidating the two men's shelters into one site, and leaving that shelter in the West side of the City, where it is now. Westside interests have argued persuasively that the SHAC Shelter is such a wonderful operation that it would be a boon to the Eastside. If it's such a wonderful thing, why are Westside interests so anxious to get rid of it?

The Buckman Community Association remains steadfast in our desire to develop meaningful solutions to problems of homelessness and low cost housing.



Andrew Eisman, Chair, Buckman Community Association
939 SE 17th Ave, Portland 97214
235-7082 (H)
239-1174 (W)



Jan 24, 1997

Roger Burt, Chair, Safety and Livability
237 SE 17th Ave, Portland 97214
234-4944 (H)
241-4644 (W)

BUCKMAN COMMUNITY ASSOCIATION

Below is a list of other residential care facilities and boarding houses within a half mile. We cannot be sure that this list includes all the facilities existing because the city no longer handles residential care facilities and the county as yet has not instituted a program to keep track of them.

A situation which furthers the neighborhood's distress is the recent addition of the Pink Pearl topless entertainment establishment on 15th & Hawthorne, directly behind Oregon Halfway House. Neighbors, including OHH, have witnessed activities by patrons of that establishment, including fighting, rowdiness, public urination, extremely loud noises, parking congestion, and harassment. Many residents have already left, and more threaten to. We fear the loss of valuable owner-occupants, a rare commodity in Buckman.

Submitted by
Patti Morris
Buckman Coordinating Committee

RESIDENTIAL CARE FACILITIES

Donna Pierce, 1000 SE 15th (mentally ill/foster care)
Madison Manor, 2125 SE Madison (mental health care)
Main St. Manor, 1533 SE Main (mental health care)
Outfront House, 928 SE 18th (corrections group home)
Taylor House, 2036 SE Taylor (group home, delinquent youth)
Buckman House, 2445 SE Hawthorne (group home, delinquent youth)
Youth Progress Assoc., 1314 SE Taylor (group home, CSD)
Youth Progress Assoc., 1236 SE Yamhill (group home, CSD)

ROOM & BOARDS

Greg Thornton, 1236 SE Madison
Greg Thornton, 1222 SE Madison
Main St. Sat. Apts., 1533 SE Main
Marie Tupper, 1415 SE Main
Fern Weltry, 2051 SE Belmont



Buckman Community Association

939 SE 17th Ave Portland, OR 97214-2631

503-235-7082

Dear David Nemo and Siting Committee:

Andrew Eisman
Chair

Cynthia Milbradt
Vice-Chair

Tom Baker
Secretary

Gyokuko Carlson
Treasurer

Roger Burt
Safety and Livability

Michael Teahan
Land Use

Anne Hughes
News Letter

Ed Lyle

Don MacGillivray
At-Large Officers

The Buckman Community Association is very concerned about the process currently undertaken by the Portland Development Commission regarding the Siting of the Men's Homeless Facility in the Eastside. There are two important policies that are being developed that should be completed before the siting is finalized. They are the "Public Involvement Policy for Siting Facilities" that the county is undertaking, and the "Eastside Plan" that the city is developing. Both plans directly affect this project.

There are several issues that have not been addressed. Our concerns can be summarized as:

1: The siting committee is being asked to place a project that does not have a program defined. It does not currently have funding and does not have an architectural plan. What exactly is being sited?

2: Three of the five sites in Buckman are within an area that is covered by the "Fair Housing Act". This information has not been passed to the siting committee. They potentially illegitimate sites and their impact needs to be assessed.

3: The only "real" sites under consideration are all in Buckman. PDC knows that the other sites are not real options. Thus, this is not a siting committee but a rubber stamp decision.

4: The total cost of operation and the cost of the bond for the building, makes the cost per homeless man \$10,000 per year for each of the 90 beds. This is not reasonable. Homeless men could be placed in existing housing stock and counseled for less. A building is not needed.

5: The two shelter configuration has at least a 50% chance of being a single shelter since the Glisian Street facility is in the path of one of two possible Metro Lite Rail paths. If this facility is torn down, where will it be rebuilt? What will happen in the interim? These issues should be part of the discussion.

6: The map indicating the location of "social service" agencies is not complete. PDC has requested the community provide this information and has not undertaken a complete survey of agencies or a block to block survey. PDC was requested in the Buckman General meeting to include the location of young offender group homes (numerously scattered throughout Buckman). No such sites exist in the current map provided by PSC. The burden of including social service sites on the map is PDC's not the neighborhoods.

We formally request this board to postpone their decision until the above mentioned policies are in place and the above issues are fully discussed. In the interim, the operation funds can be used for temporary shelter in existing apartment units and other facilities. The operation funds alone can house a person in a \$400+ a month apartment unit.

Sincerely,

Andrew Eisman
Buckman Community Association Chair



November 20, 1996

Andrew Eisman, Chair
Buckman Community Association
939 SE 17th Ave.
Portland OR 97214

Carl B. Talton
Chairman

Gale Castillo
Commissioner

John D. Eskildsen
Commissioner

Martin Brantley
Commissioner

E. Kay Stepp
Commissioner

RE: Correspondence concerning the Eastside Men's Homeless Shelter Project

I want to assure you that the information you submitted will be included in the official file, and will be provided to the City Council and/or the PDC Commission in advance of any action they take with regards to property acquisition for this project. I have added your name to our mailing list and will notify you in advance of when the City Council/PDC will consider this matter (tentatively December 18).

The issues and concerns that you raise, in addition to others I have heard during this process, reinforce the reality that no matter where this facility is located in the Central Eastside (or anywhere in the community for that matter) it will have impacts on the neighborhood. With that in mind, the challenge then is to:

- Identify a site which has the least possible impact on the neighborhood.
- Assure that the operations of the facility mitigate, to the maximum extent feasible, impacts on the neighborhood.

It is from this perspective that I expect the final decision on a site and program operations to be made.

Sincerely,

David Nemo
Project Manager
dbnemo@portlanddev.org
(dbn96.127)

Vera Katz
Mayor

Janet S. Bureson
Executive Director

Main Office
1120 S.W. Fifth Avenue
Suite 1100
Portland, OR 97204
503/823-3200
FAX 503/823-3368

Eastside Office
1425 N.E. Irving
Suite 200
Portland, OR 97232
503/823-3400
FAX 503/823-3435

TDD 503/823-6868





Our hand work to oppose the conno's site para off 3 DBB

Dan DBB
Kirk -
Pat S. A
Steve DBB
Ken -
Grant

MEMORANDUM

Carl B. Talton
Chairman

Gale Castillo
Commissioner

John D. Eskildsen
Commissioner

Martin Brantley
Commissioner

E. Kay Stepp
Commissioner

Vera Katz
Mayor

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Executive Director

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DATE: December 11, 1996
TO: Interested Community Partners and Organizations
[Please call Terry Simmons at #823-3391 to be added/deleted from mailing list.]
FROM: David Nemo, Project Manager
dbnemo@portlanddev.org
(dbn96.133)
SUBJECT: Eastside Men's Homeless Shelter — Siting Recommendation

Today I have forwarded to the PDC Commissioners a briefing paper on this project which included a staff recommendation that identifies Site #4: lots 5-8 of Block 91, East Portland Addition (1403, 1415, 1427 SE MLK Jr. Blvd.) as the preferred site for the development of a men's homeless housing facility.

The identification of this site (referred to during our search as Site #4) was made after analysis of additional information regarding sites # 2, #4, and #6 which were identified on October 29, 1996 as the most suitable.

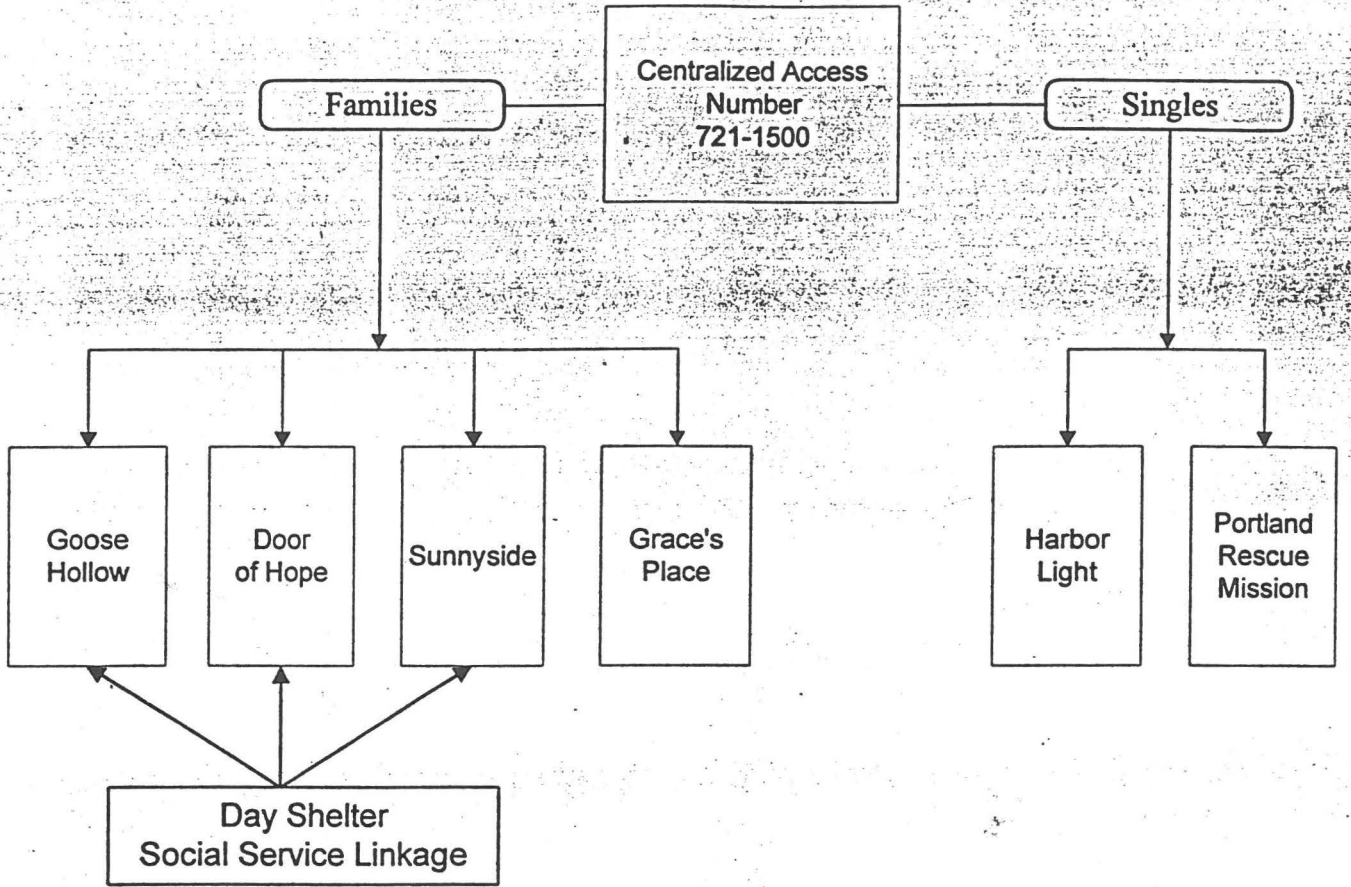
In making this recommendation we recognize that there is no perfect place for this facility in the Central Eastside (or probably anywhere in the community for that matter). We have concluded that this is the most suitable site with regards to complying with the city Location Policy, meeting the needs of the facility, and responding to concerns of the community about specific locations.

This recommendation is scheduled for consideration by the City Council, on January 15, 1997, at 9:30 AM (rather than in December as I had earlier speculated). This will give the Council some additional time to review revenue projections, budget forecasts and capital projects in addressing the future budget implications of Measure 47.

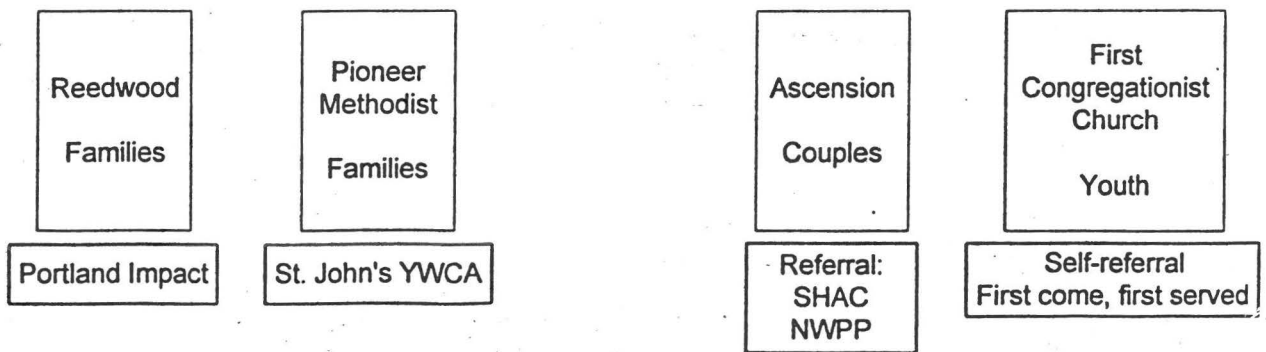
If you have any questions about this project, please feel free to give me a call (#823-3214).

Please Note: Effective Monday, December 16, PDC offices will be located at 1900 SW Fourth Avenue. Phone numbers will remain the same.

Winter Shelter 1996-97



Other church shelters



Give them shelter?

A task force picks five sites for a men's shelter in eastside but operating money must be found

By WADE NKUMAH

of The Oregonian staff

The City Council's unanimous approval in late spring of two permanent shelters for homeless men still left two important matters unresolved.

In no particular order, the tasks were to find a site for the eastside shelter and operating money for it.

Nearly three months later, a group that will soon recommend to Portland Development Commission a location for a closed-in eastside shelter has picked five possible sites.

But finding an estimated \$450,000 to operate the \$1.3 million, 90-bed shelter still is at ground zero.

Regarding the site, the 10-member Eastside Men's Homeless Shelter Siting Advisory Task Force has narrowed possibilities to five locations in three areas.

They are two near the east end of the Hawthorne Bridge, two are near the east end of the Morrison Bridge and another along Northeast Glisan Street, near where Martin Luther King Jr. Boulevard bridges Sullivan's Gulch.

David Nemo, project manager for the development commission, said residential neighborhood considerations and zoning restricted possible sites to the commercial corridor along Northeast and Southeast Martin Luther King Jr. Boulevard and Grand Avenue. The development commission has been charged with managing shelter development.

"That led us to the bridges," Nemo said.

Site considerations

He said siting considerations must address accessibility to public transportation and basic services in the Central Eastside Industrial District and downtown.

Plus, Nemo said, the siting advisory group must avoid placing the shelter too close to agencies or organizations that provide similar services for different groups of people.

"To the neighborhood," he said, "their concern is that when you have too many of these in one place, they cause problems. They would rather have them dispersed. And you have to remember, that's the underlying philosophy of the shelter reconfiguration plan."

The approach of the city of Portland/Multnomah County shelter reconfiguration plan is to provide separate permanent shelters and transition housing for homeless men, mentally ill people, and women, as well as permanent housing.

The new shelters are to be smaller and geographically dispersed — a change in approach from large shelters that are in the same area or neighborhood.

The goal is to eventually reduce reliance on shelters by increasing the availability of low-cost, affordable rental housing.

County operates

The city is responsible for development of the shelters and the county is responsible for operating them.

Once the eastside shelter is built, the 120-bed Glisan Street Shelter in the Chinatown/Old Town/River District section of Northwest Portland will become the permanent westside shelter.

It will be reduced to a 90-bed shelter, and like the eastside shelter, half the beds will be year-round emergency space.

In addition, two other shelters are part of the plan:

■ A shelter for mentally ill homeless people will be established in the former Royal Palm Hotel at 310 N.W. Flanders St. in Old Town/Chinatown.

■ A \$1.34 million, 45-bed women's housing building, to be called Jean's Place, is being built in the 100 block on the east side of Northeast 11th Avenue between Burnside and Couch streets in Kerns.

But placing the eastside men's shelter won't be easy.

Neighborhood representatives for all the areas listed don't want it.

The site at Northeast Glisan Street is almost right on the Lloyd/Kerns neighborhood boundary.

Larry Conrad, who represents Kerns on the siting group studying possible sites, said the proximity of that proposed site is too close to Jean's Place. He said putting the men's shelter at the Glisan site would be like having both shelters in Kerns.

"In essence," he said, "this should be share the wealth."

Conrad said the men's shelter should be placed at either proposed sites under the

The 10-member Eastside Men's Homeless Shelter Siting Advisory Task Force has narrowed to five sites the options for the proposed eastside permanent shelter for homeless men. The group will recommend a site to Portland Development Commission, which will decide where the \$1.3 million, 90-bed shelter should be. The proposed shelter sites will be discussed and presented in a series of meetings next month.

■ **THURSDAY, SEPT. 12:** Buckman Community Association — 7:30 p.m., Community Room, Hinson Memorial Baptist Church, 1137 S.E. 20th Ave.

■ **TUESDAY, SEPT. 17:** Eastside Men's Homeless Shelter Siting Advisory Task Force — 5:15 p.m., Goodwill Industries Administrative Office, 1943 S.E. Sixth Ave.

■ **WEDNESDAY, SEPT. 18:** Kerns Neighborhood Association — 7:30 p.m., Library, Evangel Baptist Church, 2830 N.E. Flanders St.

■ **TO BE ANNOUNCED:** Hosford-Abernethy Neighborhood Development.

■ **MORE INFORMATION:** Terry Simmons, 823-3391, or David Nemo, both Portland Development Commission, 823-3214, or TDD at 823-6868.

■ **QUOTE:** "I think the reaction is, they don't want them in their back yard. Nobody wants them in their back yard. I don't think there is a place that wouldn't inspire the wrath of the people around them." — Donna Forsberg, Hosford-Abernethy Neighborhood Development.

Hawthorne or Morrison bridges. But he knows some will not see it that way.

"Is it a good choice?" he said, referring to the bridge sites. "It probably depends on where you sit."

Bridge sites

Roger Burt, the siting group's representative for Buckman, said the Morrison Bridge site is too close to other sensitive shelters. He said the bridge also is very bad for pedestrian use because people have created a shortcut by often crossing two lanes of traffic on one part of the bridge.

He said the Hawthorne Bridge site is better than the Morrison, but he prefers the Glisan Street site.

"The building and the grounds is very isolated," Burt said. "It's a well-suited location. We did not want it any closer to Burnside (Street) because historically and currently, that continues to be a problem for transient males."

In fact, Burt said, Buckman's board of directors has opposed the eastside men's shelter for several reasons.

First, he said, Buckman agreed to support the women's building site with the understanding no more social service agencies would be placed in the neighborhood.

Second, he said, Buckman did not have a representative — and therefore, no voice — on the 18-member Men's Housing Facility Programming Task Force that recommended a 90-bed men's shelter be built on the eastside.

The group was made up of city and county officials, homeless and housing advocates, and business and neighborhood association representatives.

Third, Burt said, Buckman believes it is already saturated with social service agencies.

Questions remain

Donna Forsberg, who represents Hosford-Abernethy Neighborhood Development, said it's hard to understand placing an eastside shelter under a bridge so people can walk to many of the services they need on the westside.

"The first question I thought was, 'Why are we having them walk across the bridge?'" she said. "That's the first question my neighbors are going to ask. It's real difficult to explain to my neighbors."

Plus, Forsberg said, the siting group's approach to siting the shelter seems mostly concerned with political expediency.

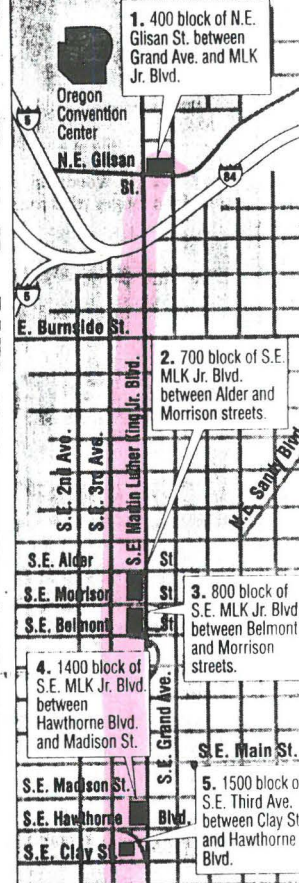
"If we're really going to help homeless people, then why are we forcing people to walk across the bridges?" she said.

"It seemed like with everyone else, this seemed very logical. I think we're limiting ourselves by geography. I don't think anyone there was concerned with the homeless as much as for the politics of siting it."

Wade Nkrumah covers homelessness, low-income housing issues and urban cycling for The Oregonian's City Life team. He can be reached by telephone at 221-8236 or by fax at 294-5023.

SHELTER SITES

Here are the possible locations for a new homeless shelter for men on Portland's east side:



The Oregonian



Buckman Community Association

939 SE 17th Ave Portland, OR 97214-2631

503-235-7082

BUCKMAN

Andrew Eisman
Chair

Tom Baker

Portland City Council
City of Portland
1120 SW Fifth Avenue
Portland OR 97204-1966

Larry Bissett

Ann Bowling

Dear Mayor and Members of the Portland City Council

Don MacGillivray

This letter is to request that the record in LUR 9700131ZL be re-opened at the forthcoming hearing of our appeal thereof and that said appeal be heard "de novo".

Nancy Tannler

Michael Teahan

The record in this case needs to be re-opened because it has recently been disclosed that the Buckman Community Association (BCA) has been receiving erroneous or misleading information regarding the frequency of incidents requiring police intervention at the Single Homeless Assessment Center (SHAC).

The record also needs to be reopened because BCA has recently learned that the selection of the site for the new single men's homeless shelter is in violation of Portland City Ordinances #167189 and #164489.

There is no valid public interest to be served by not re-opening the record to allow consideration of these important issues.

Yours truly,

Andrew Eisman, BCA Chair



Buckman Community Association

939 SE 17th Ave Portland, OR 97214-2631

503-235-7082

Andrew Eisman
Chair

Tom Baker

Larry Bissett

Ann Bowling

Don MacGillivray

Nancy Tannler

Michael Teahan

Ms. Nan Stark
Bureau of Planning
City of Portland
1120 SW Fifth Avenue
Portland OR 97204-1966

Dear Ms. Stark

This letter is to amend our appeal of the hearing officer's findings and decision in the zoning case LUR 9700131ZL. We hereby amend our appeal to include the following claims as additional basis for our appeal:

(1) The staff report of the Bureau of Planning, as well as the report, findings and decision of the hearing officer makes no reference to any review or findings that the proposed use complies with the location policies for homeless shelters as prescribed and required under Portland City Ordinance #167189.

(2) The proposed use of the site is in violation of the location policies for homeless shelters as specified by Portland City Ordinance #167189.

(3) The staff report of the Bureau of Planning, as well as the report, findings and decision of the hearing officer makes no reference to any review or findings that the proposed use complies with the location policies for social service agencies as prescribed and required under Portland City Ordinance #164489.

(4) The proposed use of the site is in violation of the location policies for social service agencies throughout the City of Portland as required to reduce the concentration of these services in the Buckman Neighborhood as required by Portland City Ordinance # 164489.

Yours truly,

Andrew Eisman, BCA Chair



Buckman Community Association

939 SE 17th Ave Portland, OR 97214-2631

503-235-7082

BUCKMAN

June 4, 1997

Andrew Eisman
Chair

Barbara Clark

Tom Baker

Auditor, City of Portland

Larry Bissett

Ann Bowling

Dear Ms. Clark:

Don MacGillivray

The Buckman Community Association (BCA) would like to formally request a delay in the hearing before City Council on the appeal of case LUR 9700131 ZC (Housing Authority of Portland) currently scheduled for June 12, 1997. We believe we are entitled to this delay because of the following reasons:

Nancy Tannler

Michael Teahan

1: Pursuant to Ordinance 33.730 Quasi- Judicial Procedures clearly states in section "E", Item 7, subsection 2...

"...Within 5 days of the appeal, the Director will send notice of the appeal hearing to the applicant and all persons and recognized organizations which received the notice of the decision..."

This did not happen. Andrew Eisman, Chair of the BCA. Mr. Eisman was the applicant on behalf of the Neighborhood Association. His address was listed on the application for appeal as well as the Neighborhood Association. Mr. Eisman did not receive the notice and only heard rumor of the June 12th hearing date. It was not until he called the Portland Planning Department and complained about not receiving the notice, before he got a copy mailed on May 29. This is in clear violation of the City Ordinance 33.730 and has affected the Neighborhood Associations ability to gather pertinent information for its' defense of its' appeal.

2: BCA has only recently been informed about the high level of Police calls to the Single Homeless Assessment Center (SHAC). This directly effect the nature of our appeal. This information is contrary to the information provided by the City to the Neighborhood Association. We have requested the Police reports and have not yet received them. Peter Fry, (City representative on this issue), is working to provided this information. It will be critical for the support of our appeal.

3: The Neighborhood Association is an all volunteer organization. Each member on the board is employed and has other family and community responsibilities. To rush this hearing through is a violation of the spirit of due process and flies in the face of Community involvement.

We look forward to hearing from you on this matter by June 9th.

Sincerely



Buckman Community Association

939 SE 17th Ave Portland, OR 97214-2631

503-235-7082

June 4, 1997

Andrew Eisman
Chair

Barbara Clark

Tom Baker
Auditor, City of Portland
1400 SW 5th, Room 401

Larry Bissett
Portland, OR 97204

Ann Bowling

Dear Ms. Clark:

Don MacGillivray

Nancy Tannler

Michael Teahan

The Buckman Community Association (BCA) formally requests a delay in the hearing before City Council on the appeal of case LUR 9700131 ZC (Housing Authority of Portland) currently scheduled for June 12, 1997. Pursuant to "The Rules of the Council", Ordinance 3.02.040, D (Council Agenda), 6 (Postponement of Land Use Hearings) A, the circumstances justifying a postponement are the following:

A: Contrary to common practice, no effort was made by the Planning Department to set a mutually agreeable date for the hearing.

B: Notwithstanding Ordinance 33.730*, no notice of the hearing was received by the Association or the Chair of the Association regarding the hearing date. No phone call was made to advise the Association of the date of the hearing.:

**Ordinance 33.730 : "...Within 5 days of the appeal, the Director will send notice of the appeal hearing to the applicant and all persons and recognized organizations which received the notice of the decision..."*

C: It has recently been disclosed that the Neighborhood has been receiving erroneous or misleading information regarding the frequency and nature of incidences requiring Police intervention at the Single Homeless Assessment Center (SHAC). Time is required to verify this information.

D: It has recently been learned that the selection of the site of the Single Mens Homeless Shelter at 1403-1415 Martin Luther King Blvd. may be a violation of Ordinance # 167189. The Association needs more time to research this matter.

Because of the short timeline, it is essential that we have your response to this request by June 9th.

Sincerely,

Andrew Eisman, BCA Chair



Buckman Community Association

939 SE 17th Ave Portland, OR 97214-2631

503-235-7082

BUCKMAN

June 9th, 1997

Andrew Eisman
Chair

Peter Fry, AICP

Tom Baker Applicant's Representative

LUR 97-00131 ZC

Larry Bissett 2153 SW MAIN, #104

Portland, OR 97205

Ann Bowling

FAX: 274-1415

Don MacGillivray

RE: Appeal to Planning decision LUR 97-00131 ZC

Nancy Tannler

Michael Teahan

Dear Peter:

As I stated to you in our last phone conversation of June 5th, I have been out of town on my son's school field trip since Friday morning and only just got back on Sunday night.

This letter is in response to your phone calls and letter dated June 6th. I'm sorry if there was a misunderstanding regarding BCA's and my position on the interpretation of the facts. BCA and I know that the "Critical Incident Report" details have not been generally distributed in response to our and others' request for information regarding the operation of the SHAC and its impact on the community. In contrast the City of Portland and its representatives have continually represented the SHAC operation as being a model which has no negative impact on the community (See the City Hall testimony for the Men's Single Shelter siting).

We on the other hand are now aware of the "Critical Incident Report" (which was given to us by a local business that was only recently made aware of this document), that was not made public at any hearing. The data in the commutative reports indicates that the **SHAC qualifies under the City's own Nuisance Ordinance for closure** (by our evaluation and Neighborhood Response Team (NRT), comments).

While you provided information to the Planning officer at the hearing, you did not state the source of your information nor did you represent the details of the incidents that you characterized as "no serious incidents". We and the NRT team interpret the data differently. Your data was presented in writing to the hearing officer without prior mention to the Neighborhood and we did not have reason to question your conclusion, having not been notified of the existence of the "Critical Incidence Reports".

As I stated in our phone conversation, we disagree on the interpretation of the facts. Stating to a hearing officer that there were only 1.6 incidents a month that required police intervention none of them being serious, is not, in our interpretation a reasonable summary of the details.

Sincerely, ANDREW EISMAN, BCA Chair

CC: Rob Tucker, Housing Authority
City Council

5/17/20

Dear Mr. Nemo and Committee Members,

As you may know I have a long history of involvement with the Buckman neighborhood. I therefore care very much about the positive growth and development of this area of Portland. The issue of siting a facility for homeless men on the eastside of the river is a very sensitive one.

In looking over the information in your draft report about the three areas I would like to bring your attention to several points:

- 1.) sites #2 (700 Blk. of MLK Blvd) & #3 (800 Blk. of MLK Blvd.) are within close proximity to the East Portland Conservation District - about a block, I think. I wish your future documents would indicate the boundaries of this significant feature in the Central Eastside!
- 2.) sites #2 & #3 have the most quality businesses within close proximity of these sites. This makes the potential impact of street people an undesirable feature of the area and will reduce the viability of many of these businesses. The site to the north is blessed with few neighbors, lots of parking lots, and lots of open space.
- 3.) site #2 is within approximately 400 feet of the Penial Mission and CSD Metro. The Council for Prostitution and Volunteers of America are even closer. The other two areas have no similar social services closer than four blocks (1,000 feet) - according to your map.
- 4.) likewise your exhibit F shows that there are many multi-family housing sites relatively close to projected sites #2 & #3 (seven sites within 800 feet). The other two areas have no housing within 500 feet.
- 5.) exhibit G shows two streets (MLK & Grand) with auto volumes of about 35,000 cars a day at site #3. Site #2 has traffic volumes that are slightly less.
- 6.) exhibits H, I, K, L, N, & O indicate how few pedestrian traffic signals there are around sites #2 & #3. Likewise there are very few curbs cuts for handicapped movement. The sites to the north and south are much better served by these facilities. And I don't need to remind you of the cost of these facilities. Any time we ask for a pedestrian traffic signal they quote a price of well over \$100,000 dollars & the ones needed here would be more expensive than this. This does not take into consideration the impact of the traffic itself due to waiting for transients to cross the street.
- 7.) the defects of the pedestrian character of the Morrison Bridge have been pointed out before. To use sites #2 or #3 will mean that transients will travel throughout the east side when using the Burnside or Hawthorne bridges to get to the west side.
- 8.) the overhead bridge structures and the open space between MLK and the river near sites #2 & #3 will make the area more unsafe than it already is. This will affect the homeless more than the regular customers, but the feeling of insecurity will make the area less attractive making businesses less viable.
- 9.) all the sites in Buckman (#2, #3, & #4 [1400 Blk. of MLK Blvd.]) all fall in the shadow of the viaducts of either the Morrison or Hawthorne Bridges. This may not seem important to the observer, but anyone who must live in the shadows of these structures and the noise generated by the vehicles using them would find this very undesirable. It likewise has a negative impact on the actual safety and the perceptions of safety in the area.
- 10.) site #1 (400 Blk. of NE Glisan) could be very much better if the plans indicated the shelter on the southwest corner so that the frontages on Grand and Glisan could be used for storefront businesses.

It is very clear to me and to others in my neighborhood that the northern most site, site #1, is the best site of the current five. It is equally clear that the least attractive sites are #2 and #3.

Our primary position is that it should not even be placed on the eastside at all. The decision to place a shelter on the Eastside by the "Programming Task Force" (determining location was not part of their charge) was flawed. With an adequate facility already on the westside, it would be much cheaper to use it. Just keep it where it is and use the new construction money for much needed transitional housing which is the desire of Multnomah County politicians and social service employees.

It is my hope and the hope of my friends and neighbors that you and the City will "do the right thing"! Please continue to keep me informed of activities related to this matter. Thanks.

October 13, 1996

To: Susan Hartnett, Plan Manager

This letter is concerned with the ideas for *updating* the Buckman Neighborhood Plan (B.N.P.). The Buckman Community Association is generally happy with our plan that was adopted by Council in August of 1991. However, some things have changed making an update desirable, there will be more changes made as part of the E. Portland Community Plan, our current plan was done on a fast track (15 months vs. almost 36 months for Kerns & HAND), and there won't be another opportunity to update the B.N.P. anytime soon after the completion of the E. Portland Plan.

The major items I am concerned about with regard to the update include:

- 1.) the BLAZ study has made some zoning changes that should be reflected in the B.N.P.;
- 2.) how to implement the objectives and strategies in the plan should be emphasized;
- 3.) the information developed as part of the E. Portland Community Plan could be used to implement some of the strategies in our B.N.P.;
- 4.) we have implemented some of the strategies and those could be acknowledged;
- 5.) historic preservation is a major topic in the B.N.P., that could be advanced by the designation of conservation district in Buckman (probably in the NW quadrant of the residential section around Buckman School);
- 6.) firmer language about siting of social services in Buckman;
- 7.) working to involve residents in Buckman to confirm and/or change some of the basic values used in creating the B.N.P. via surveys and public meetings.

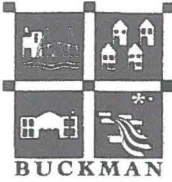
I assume I will be receiving some samples of contracts for doing an update of the B.N.P. from your shop in the near future. I will share this letter with others in the BCA. I assume that we will communicate soon so that we can update the B.N.P. as part of the process of doing the E. Portland Community Plan.

Thanks for your assistance.

Sincerely

Don MacGillivray 234-6354.

cc: Andy Eisman, Chair, B.C.A.



Buckman Community Association

939 SE 17th Ave Portland, OR 97214-2631

503-235-7082

Andrew Eisman
Chair

Cynthia Milbradt
Vice-Chair

Tom Baker
Secretary

Gyokuko Carlson
Treasurer

Roger Burt
Safety and Livability

Michael Teahan
Land Use

Anne Hughes
News Letter

Ann Bowling
Don MacGillivray
At-Large Officers

City of Portland
Bureau of Planning
Portland, OR 97204

April 21, 1997

RE: File No. LUR 97-00131 ZC

The Buckman Community Association is opposed to the zoning change for the property being considered under file no. LUR 97-00131 ZC (the City's site for the East Side Men's Homeless Shelter). We feel the use of this property would be inappropriate for the community. The siting process did not follow Portland Development Commissions (PDC), own guidelines. And additionally, the site is contaminated, (containing 3 underground storage tanks)- thus needing an Environmental Impact Report before construction.

The site inappropriate for many reasons. The site is not safe for this type of use. The area is isolated and has poor pedestrian access. The neighborhood already hosts a majority of social service agencies for the entire City of Portland.

In a letter from the project director, David Nemo, dated July 10, 1996 he states that the PDC's siting task force will be responsible for selecting 2 sites, from which PDC will choose a site. This was not the process used to select this site. The task force never selected any site. So the site is not the result of a legitimate community process and does not have the endorsement of any Neighborhood Association.

This site is potentially an Environmental hazard if developed. With underground storage tanks, and possible ground water contamination, this site should be examined more thoroughly before development or zoning changes are made. The City's own requirements for a site required a toxic free site. Development should not be allowed

The Buckamn Neighborhood Association strongly advises the Bureau of Planning not to grant the zoning change requested by the Portland Development Commission.

Sincerely,

Andrew Eisman
Chair, BCA



Buckman Community Association

939 SE 17th Ave Portland, OR 97214-2631

503-235-7082

Dear David Nemo and Siting Committee:

Andrew Eisman
Chair

Cynthia Milbradt
Vice-Chair

Tom Baker
Secretary

Gyokuko Carlson
Treasurer

Roger Burt
Safety and Livability

Michael Teahan
Land Use

Anne Hughes
News Letter

Ed Lyle

Don MacGillivray
At-Large Officers

The Buckman Community Association is very concerned about the process currently undertaken by the Portland Development Commission regarding the Siting of the Men's Homeless Facility in the Eastside. There are two important policies that are being developed that should be completed before the siting is finalized. They are the "Public Involvement Policy for Siting Facilities" that the county is undertaking, and the "Eastside Plan" that the city is developing. Both plans directly affect this project.

There are several issues that have not been addressed. Our concerns can be summarized as:

1: The siting committee is being asked to place a project that does not have a program defined. It does not currently have funding and does not have an architectural plan. What exactly is being sited?

2: Three of the five sites in Buckman are within an area that is covered by the "Fair Housing Act". This information has not been passed to the siting committee. They potentially illegitimate sites and their impact needs to be assessed.

3: The only "real" sites under consideration are all in Buckman. PDC knows that the other sites are not real options. Thus, this is not a siting committee but a rubber stamp decision.

4: The total cost of operation and the cost of the bond for the building, makes the cost per homeless man \$10,000 per year for each of the 90 beds. This is not reasonable. Homeless men could be placed in existing housing stock and counseled for less. A building is not needed.

5: The two shelter configuration has at least a 50% chance of being a single shelter since the Glisian Street facility is in the path of one of two possible Metro Lite Rail paths. If this facility is torn down, where will it be rebuilt? What will happen in the interim? These issues should be part of the discussion

6: The map indicating the location of "social service" agencies is not complete. PDC has requested the community provide this information and has not undertaken a complete survey of agencies or a block to block survey. PDC was requested in the Buckman General meeting to include the location of young offender group homes (numerously scattered throughout Buckman). No such sites exist in the current map provided by PSC. The burden of including social service sites on the map is PDC's not the neighborhoods.

We formally request this board to postpone their decision until the above mentioned policies are in place and the above issues are fully discussed. In the interim, the operation funds can be used for temporary shelter in existing apartment units and other facilities. The operation funds alone can house a person in a \$400+ a month apartment unit.

Sincerely,

Andrew Eisman
Buckman Community Association Chair



CITY OF
PORTLAND, OREGON
BUREAU OF HOUSING AND
COMMUNITY DEVELOPMENT

Gretchen Kafoury, Commissioner
Steven D. Rudman, Director
808 S.W. 3rd, Suite 600
Portland, Oregon 97204
(503) 823-2375
FAX (503) 823-2387

April 23, 1997

Dear Neighbor,

Enclosed is the draft Good Neighbor Plan for the Eastside Homeless Men's Shelter. This draft, the result of 2 community meetings and 2 subcommittee meetings, has been developed by a group of neighbors, City staff, County staff, the Housing Authority of Portland, current shelter operators, and representatives of the Portland Police Bureau and Multnomah County District Attorney's Office. This is first draft which incorporates all the comments received as of this date.

You are receiving this draft because you have participated in the development of the plan or because you are an interested party. Please review the plan and contact me by May 8 at 823-2378 if you have any questions, comments or concerns. If you would like staff to attend a meeting to discuss the plan, we would be happy to do so. It would be best if we could attend a meeting during May.

Thank you for your time.

Sincerely,

Rachael Silverman
Siting Coordinator



CITY OF

PORTLAND, OREGON

BUREAU OF HOUSING AND
COMMUNITY DEVELOPMENT

Gretchen Kafoury, Commissioner
Steven D. Rudman, Director
808 S.W. 3rd, Suite 600
Portland, Oregon 97204
(503) 823-2375
FAX (503) 823-2387

Date: May 5, 1997
To: Storefront Advisory Committee
From: Rachael Silverman *RAS*
Re: Notes from April 24th meeting

Thank you for your continued involvement in these discussions. Please read through the following notes and contact me at 823-2378 if you have any questions or concerns.

Memo from Commissioner Miller Kafoury

We spent the first part of the meeting reviewing the April 24 memo (enclosed) from Commissioner Gretchen Miller Kafoury. This memo outlines the role of the advisory committee and provides a timeline and process for determining the use of the storefront/flex space. It is in response to questions from the committee related to who has authority to make decisions and what the process will be.

Police Presence

An ongoing discussion item is whether or not there will be some kind of police presence in the storefront/flex space. Commissioner Kafoury's memo indicates that the Bureau of Housing and Community Development will ensure that if the police are interested in using the space, an office will be provided.

Components suggested as needed for police contact office include:

- Restroom in office space (get estimate of cost)
- Parking spot
- How much space would be needed? 150 Square Feet?
- Separate door
- Phone (get estimate of operating cost)

We will ask for an additional door and plumbing in the storefront space.

??Are there any other resources that can be brought in?

One option is private security, but that can be expensive and is not always what you want.

Group interested in meeting with police to discuss this issue is: Jim Nicola, Doreen Binder and Dan Eggleston

Rachael Silverman will contact Southeast Uplift Crime Prevention Staff and will contact Commander Grubbs about a meeting.

A meeting has been set up with Lt. John Drum for Monday, May 12. Southeast Uplift Crime Prevention Staff will also be attending -- Rachael

Review of Brainstorm List from April 10 meeting

This list includes ideas as well as objectives for the storefront/flex space:

- Employment
- Job Creation
- Compatibility with Central Eastside
- Commercial Property
- Police Office
- Integrate Facilities into CEIC
- Food Service Skills
- Produce Income
- Produce Something
- Building Relationships
- Market determination
- Add storefront space to shelter
- Shrink the amount of storefront space
- Link the use to workforce development

THIS LIST WILL BE SHARED WITH THE STOREFRONT WORKGROUP

Priority Objectives

There was consensus regarding the following objectives:

- The use should operate as close to a free enterprise model as possible;
- The use should be compatible with the district, surrounding community, and the shelter;
- The use should not increase the impact of the shelter or act as a magnet;
- The use needs to be stable;
- Any jobs or products produced should complement the district;
- We need to process to deal with concerns and with future ownership.

There was some support, but not consensus, regarding these objectives:

- The use should that add to the success of the program/shelter;
- It would be good if the use was unsubsidized and could cover its own expenses, even better if the revenue of the use would offset the costs of the shelter.

Smaller Storefront Workgroup

A storefront workgroup is being formed. It will consist of Advisory Group members, city staff, and interested others.

enc. (1)



CITY OF

PORTLAND, OREGON

BUREAU OF HOUSING AND
COMMUNITY DEVELOPMENT

Gretchen Kafoury, Commissioner

Steven D. Rudman, Director

808 S.W. 3rd, Suite 600

Portland, Oregon 97204

(503) 823-2375

FAX (503) 823-2387

Date: April 17, 1997

To: Doreen Binder, Transition Projects Inc.
Dan Eggleston, Portland Indoor Soccer
Ann Kloka, Portland Indoor Soccer
Robert White, Visions in Action
Rob Tucker, Housing Authority of Portland
Cristina Germain, Commissioner Francisconi's Office
Kathy Turner, Commissioner Francisconi's Office
Andrew Eisman, Buckman Community Association
David Nemo, Portland Development Commission
Jim Morten, Associated Furniture Mfrs.
Denyse McGriff, Portland Development Commission
Peter F. Fry, Central Eastside Industrial Council
Jim Nicola, Central Eastside Industrial Council
Terry Anderson, Commissioner Kafoury's Office

From: Rachael Silverman

Re: Storefront/Flex Space for the Eastside Homeless Men's Facility

Attached is a list which includes information, questions, and ideas that we discussed regarding the Storefront/Flex Space proposed for the Eastside Homeless Men's Facility. Our next meeting is **April 24, 5:30-7:00** at Southeast Uplift, 3534 SE Main. At this meeting we will be discussing the external parameters and the limits of any decision arrived at by this committee, as well as the proposal for a police office and the process for a business plan.

Please contact me 823-2378 if you have any concerns or corrections regarding these notes. I have tried to organize them around themes.

Thank you for all your time.

Housing Authority Progress Report

Zone Change Hearing - April 21

Design review- complete by mid-May

Apply for a building permit by early May

Construction - July 1

Storefront History

Originated as a concept with the development of Jean's Place (a women's facility).

Seen as a space that could complement CEIC.

An opportunity to generate income or provide a complement to the shelter program.

Decision Making: Process and Authority

Who will make the final decision?

Will there be a majority report? A minority report?

How does the decision get made?

The Shelter Siting Advisory Task Force didn't like ultimate decision. How will this report be used?

What are the parameters: HAP will operate. Council has some fiscal concerns. PDC has design and other responsibilities.

Who will manage space and make decisions over time?

Overall Goals, Objectives and Ideas

Employment

Job Creation

Compatibility with Central Eastside

Commercial property

Police Office/Presence

Integrate facility into CEIC. i.e. Goodwill has relationships with people in CEIC and businesses.

Need an ongoing advisory group

Include PCC Workforce Center Resources - Bring them in with other businesses.

Learn food service skills and provide meals for the shelter and other shelters

Community Policing Office and other neighborhood office

Produce income, either for the shelter itself or for those who use the program

Produce something

Building relationships

Let market determine use, look at who is out there to use the space

Retail/commercial may need to be subsidized

Possibility of day-labor space

Business Planning Process

First define objective, then look at feasibility by examining resources and financing.

For example: the objective is education, the business plan examines the feasibility of a computer workshop by defining costs and identifying resources.

Other

Need a property owner perspective.

Need to put attitudes aside and build people up, people are scared and tired.

Ongoing and consistent security at the shelter would allow the security to develop relationships with the people around the shelter and the people who use the shelter.

Look at key questions: windows or no windows

no traffic or activity

tie to characteristic of place or no workshop

Remember parking problem.

One possibility: 1200 feet part of shelter

200 feet for job office

100 feet for policing

Need to set limits, i.e. not a tavern or club

Next Steps

Exterior related decisions need to be made soon

Examine parameters

Examine barriers/limits

Discuss process for business plan

Discuss police proposal



CITY OF
PORTLAND, OREGON

Gretchen Miller Kafoury, Commissioner
1220 S.W. 5th Avenue
Portland, Oregon 97204
Telephone: (503) 823-4151
Fax: (503) 823-3036

MEMORANDUM

Date: April 24, 1997

To: Storefront Advisory Group

From: Gretchen Miller Kafoury

Re: Decision making process and authority

Thank you for your interest in the storefront/flex space at the Eastside Homeless Men's Facility. I am asking the Bureau of Housing and Community Development (BHCD) to take the lead in identifying and facilitating the best use of this space. This makes the most sense in that the storefront/flex space may be linked to the shelter program. BHCD will ensure that the process they use is inclusive and involves public participation. Specifically, I suggest the following steps:

- Because public safety has been a long time concern in the central eastside, if the police are interested in setting up a community policing office at the Eastside Homeless Men's Facility, BHCD will ensure that a space will be provided in the storefront/flex space.
- The Storefront Advisory Group will develop a list of goals and objectives for the space, prioritizing them if possible.
- A smaller Storefront Workgroup will examine a variety of options and potential uses which best meet these goals and objectives.
- The Storefront Workgroup will present their ideas by June 1997 to the Advisory Group, other interested neighbors, and BHCD.
- BHCD will work with the Storefront Workgroup to analyze the feasibility of proposed uses. This may also involve using outside expertise and resources.
- The Storefront Workgroup will then propose to BHCD by November 1997 a recommendation on how the space should be used. This recommendation should reflect feedback obtained from those consulted in the previous step and feasibility information.



HOUSING AUTHORITY of PORTLAND

135 S.W. Ash Street
Portland, OR 97204-3540
(503) 228-2178 Fax # (503) 228-4872 TDD # (503) 226-6095

March 18, 1997

Ms. Melissa Stewart
Buckman Community Assoc.
314 SE 15th Ave.
Portland, OR 97214

Dear Ms. Stewart:

As we move forward in developing the Eastside Homeless Men's Facility, we will be working with the community to create a good neighbor plan. While we are always interested in developing these kinds of agreements with our neighbors, in this case the plan is required if the shelter is to be certified and allowed outright.

According to city code, this good neighbor plan must at a minimum include: a communication plan, a crime prevention plan, a loitering control policy and a litter control plan. Every year the shelter must be recertified; this includes a review of the plan and compliance with the plan.

Several neighbors have already indicated interest in participating on the Good Neighbor Plan Committee to develop this agreement. This committee will be responsible for discussing and negotiating elements of a good neighbor plan. Balancing the needs of the community, shelter provider, and shelter residents can be challenging, but we have some good examples of successful plans.

We have arranged the first meeting for Thursday, April 3rd. Please contact Rachael Silverman at the Bureau of Housing and Community Development, **823-2378**, if you would like to participate, or if you have any questions or comments.

We will also begin discussions regarding the use of the storefront space. The first meeting has been scheduled for Thursday, April 10th for those individuals who are interested in exploring uses for that space. Again, please contact Rachael if you would like to participate.

Thank you,

Robert E. Tucker
Development Program Manager
Housing Authority of Portland

Rachael A. Silverman
Project Manager and Siting Coordinator
Bureau of Housing & Community Development



HOUSING AUTHORITY of PORTLAND

135 S.W. Ash Street
Portland, OR 97204-3540
(503) 228-2178 Fax # (503) 228-4872 TDD # (503) 226-6095

March 19, 1997

Mr. Andrew Eisman
Buckman Neighborhood Association
939 SE 17th Avenue
Portland, OR 97214

Dear Mr. Eisman:

As we move forward in developing the Eastside Homeless Men's Facility, we will be working with the community to create a good neighbor plan. While we are always interested in developing these kinds of agreements with our neighbors, in this case the plan is required if the shelter is to be certified and allowed outright.

According to city code, this good neighbor plan must at a minimum include: a communication plan, a crime prevention plan, a loitering control policy and a litter control plan. Every year the shelter must be recertified; this includes a review of the plan and compliance with the plan.

We would like to include a representative of your association in the Good Neighbor Plan Committee. This committee will be responsible for discussing and negotiating elements of a good neighbor plan. Balancing the needs of the community, shelter provider, and shelter residents can be challenging, but we have some good examples of successful plans.

We have arranged the first meeting for Thursday, April 3rd. Please contact Rachael Silverman at the Bureau of Housing and Community Development, **823-2378**, if you would like to participate, or if you have any questions or comments.

We will also begin discussions regarding the use of the storefront space. The first meeting has been scheduled for Thursday, April 10th for those individuals who are interested in exploring uses for that space. Again, please contact Rachael if you would like to participate.

Thank you,

Robert E. Tucker
Development Program Manager
Housing Authority of Portland

Rachael A. Silverman
Project Manager and Siting Coordinator
Bureau of Housing and Community Development

*Included are letters that were sent to other people
in the Buckman Neighborhood Association*

GOOD NEIGHBOR PLAN

draft April 22, 1997

Participants involved with the development of this Good Neighbor Plan include: Multnomah County, Community and Family Services (CFSD); the Housing Authority of Portland (HAP); the City of Portland, Bureau of Housing and Community Development (BHCD); the Portland Police Bureau; Multnomah County District Attorney's Office; Doreen Binder, Transition Projects Inc.; Dan Eggleston and Ann Kloka, Portland Indoor Soccer; Doug Nicoli, Beaver Sales; Jim Holohan, Buckman resident; Andy Eisman, Buckman Community Association; Suzanne Bader, Southeast Uplift; Roger Jones, Hawthorne Boulevard Business Association; Ken Johnson, Central Eastside Industrial Council; Len Bierlain, Living Hope International; Terry Anderson, Commissioner Gretchen Miller Kafoury's Office; Bob Eaton, Singles Housing Assessment Center.

Description: On June 5, 1996, City Council passed Resolution No. 35523 which directed the Portland Development Commission to acquire property within or near the boundaries of the Central Eastside for the purpose of developing a 90 bed men's shelter.

This shelter will 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 shelter will be required to sign up for a housing assessment. Individuals who do not sign up for an assessment or miss assessment appointments will be able to stay no longer than two weeks. Intake will occur off-site.

1.0 Shelter Advisory Committee

HAP will establish an Advisory Committee ("Advisory Committee") to oversee the on-going property management of the shelter to address any problems which may arise and that are not adequately dealt with by the facility operator.

In the case of an ongoing negative livability impact, the Advisory Committee will develop policy to address the problem. If the Advisory Committee is unable to address the problem, the committee will participate in mediation. If mediation is unsuccessful, the Advisory Committee will approach the jurisdiction responsible for shelter operation, either the County Board of Commissioners or City Council.

Participation in the Advisory Committee will be limited to no more than twelve people and will include, if possible, 1 Buckman Community Association representative, 1 Hosford Abernathy Neighborhood Association representative, 1 Central Eastside Industrial Council representative, 1 Hawthorne Boulevard Business Association representative, 2 nearby business representatives, HAP, BHCD, Multnomah County, the Portland Police Bureau, the shelter operator, ("Operator"),

and a homeless/formerly homeless individual.

The Advisory Committee will meet monthly during the first 6 months of Shelter operation. After 6 months the Advisory Committee will hold a public meeting to evaluate the operation of the Shelter and the operation of the Shelter and the implementation of the Good Neighbor Plan. This meeting will include members of the Advisory Committee. Those living or working near the Shelter will be invited to attend this meeting.

After the 6 month evaluation, the Advisory Committee will determine how frequently it will meet in the future.

2.0 Communication

HAP will maintain a current phone list that will include the key contacts for the Operator, CFSD, BHCD, and the Portland Police Bureau. HAP will also include a 24 hour emergency phone number. This phone list will be used to control rumors, disseminate information quickly, and enable the Advisory Committee members, the public and the shelter operator to contact the appropriate people when issues or concerns arise. The Advisory Committee will identify neighborhood businesses and neighbors for distribution of a shelter contact list. Affected neighborhood and business associations will have copies of this contact list available at its meetings.

The Operator will issues a monthly written performance report to the Advisory Committee. This report will include information gathered from critical incidents logs or complaint calls received. The report will also include any incidents, issue or complaints that arise for the residents or Operator.

The Operator will to include a copy of the Good Neighbor Plan in employee new hire packets; all employees will be expected to comply with this Good Neighbor Plan. New members of neighborhood association and business association boards will also receive copies of this Good Neighbor Plan.

3.0 Safety, Health, Security and Rules

Residents entering the Shelter will receive information, both written and verbal, regarding the shelter's rules and regulations. All residents will be required to sign an agreement to abide by these rules and regulations.

No violence or criminal activity of any type will be tolerated on Shelter property. No use of alcohol and drugs in or around the Shelter will be allowed. "In or around" is defined as a circumference of 500 feet and includes both sides of the street in front of the shelter, within the shelter property and within the shelter building. This also includes the grassy area across MLK, under viaducts, and the alley between MLK and Grand next to Madison. Violators will be asked to leave. (Please refer to Section 7.0 regarding the trespass agreement between the Portland Police Bureau and the Operator.)

Shelter residents will be encouraged to travel between the shelter and associated service agencies by using mass transit. Shelter residents will also be encouraged to use the crossing lights on MLK either at Clay or Taylor.

4.0 Loiter Control

The shelter will be open for admission 24 hours a day (until full) in order to eliminate shelter resident queuing on the sidewalk outside the entrance. Shelter residents will not be allowed to queue within 500 feet, including on the sidewalk outside the entrance, along MLK or under the viaducts. No departure and re-entry will occur after 9:00 p.m. Admission after 9:00 p.m. will be based upon criteria developed by the operator and reviewed by the Advisory Committee.

Smoking and outside activities will be permitted outside the building in the fenced area outside the day room and in the interior courtyard area.

The Operator will respond to complaints about shelter residents loitering.

5.0 Litter

The Shelter will keep the premises free of litter, graffiti and shopping carts and will respond to complaints. The Shelter will remove graffiti from its exterior as soon as possible after its appearance. Meals will be consumed inside.

6.0 Shelter Resident Needs

The Shelter will be a place where all residents are treated with dignity and respect.

The Shelter will provide all residents with lockers.

At least one meal will be served in the evening.

Shelter residents who feel harassed by neighbors will talk with shelter staff who will insure the incidents are discussed during the Advisory Committee meeting. The Advisory Committee will respond to these incidents.

The Shelter will have on site laundry and ironing facilities.

The Shelter will have a temporary job board for residents.

7.0 Crime Prevention

The Shelter will establish and maintain an exclusion list that names the inappropriate behavior(s), the names of persons involved and the duration of the exclusion. The Operator will participate in a partnership trespass agreement with the Portland Police Bureau to insure that those who violate their exclusion order will be arrested (Attachment A).

The shelter operator and interested Advisory Committee members will work with the crime prevention staff from the Community Policing Center to develop a crime prevention training program for staff and residents.

The Operator will have in place written comprehensive security policies and procedures for the Shelter with special emphasis on entering and exiting the shelter, exterior security and policies and procedures that will inhibit loitering, public drunkenness, drug trafficking, weapons and criminal activity. These policies and procedures will be reviewed by the Advisory Committee

and attached to the Good Neighbor Plan.

The Operator will maintain the exterior security lighting. Any additional lighting needs will be reviewed by the Advisory Committee and installed as necessary by the Housing Authority of Portland. Shelter staff will also regularly inspect the shelter and surrounding property for unwanted uses.

The Operator will do a one year background check on prospective employees and hiring will be done pursuant to Operator procedure. The Operator will also work with neighborhood residents to develop a voluntary foot patrol which involves Shelter residents.

8.0 Education

The Advisory Committee will take responsibility for responding to community questions about the Shelter.

9.0 Concerns

Other concerns that arise will be brought to the attention of the Operator and the Advisory Committee.

10.0 Mediation

In the event concerns develop that cannot be resolved through existing channels, which includes the advisory committee or simply contacting shelter or Multnomah County staff, all parties will commit to participation in the City's Neighborhood Mediation Program. (Refer to Section 1.0 for neighborhood impacts which are not successfully addressed through mediation).

11.0 Agreement

This Good Neighbor Agreement contains all the terms and conditions agreed upon by the parties and will only be modified by the Advisory Committee.

Signatories

Name

Date

Housing Authority of Portland

Multnomah County Community and
Family Services

City of Portland, Bureau of Housing
and Community Development

Portland Police Bureau

District Attorney's Office, Southeast
Precinct

Buckman Community Association

Hosford Abernathy Neighborhood
Association

Hawthorne Boulevard Business Association

Central Eastside Industrial Council

Portland Indoor Soccer

Beaver Sales

Date: _____

Commander
Portland Police Bureau
S. E. Precinct
4735 N.E. Burnside Street
Portland, Oregon 97214

Dear Commander:

I, _____ as owner/manager of, _____ (herein after referred to as the property) located at, _____ designate members of the Portland Police Bureau as "persons in charge" per ORS 164.205 (5) for the purpose of enforcing trespass laws.

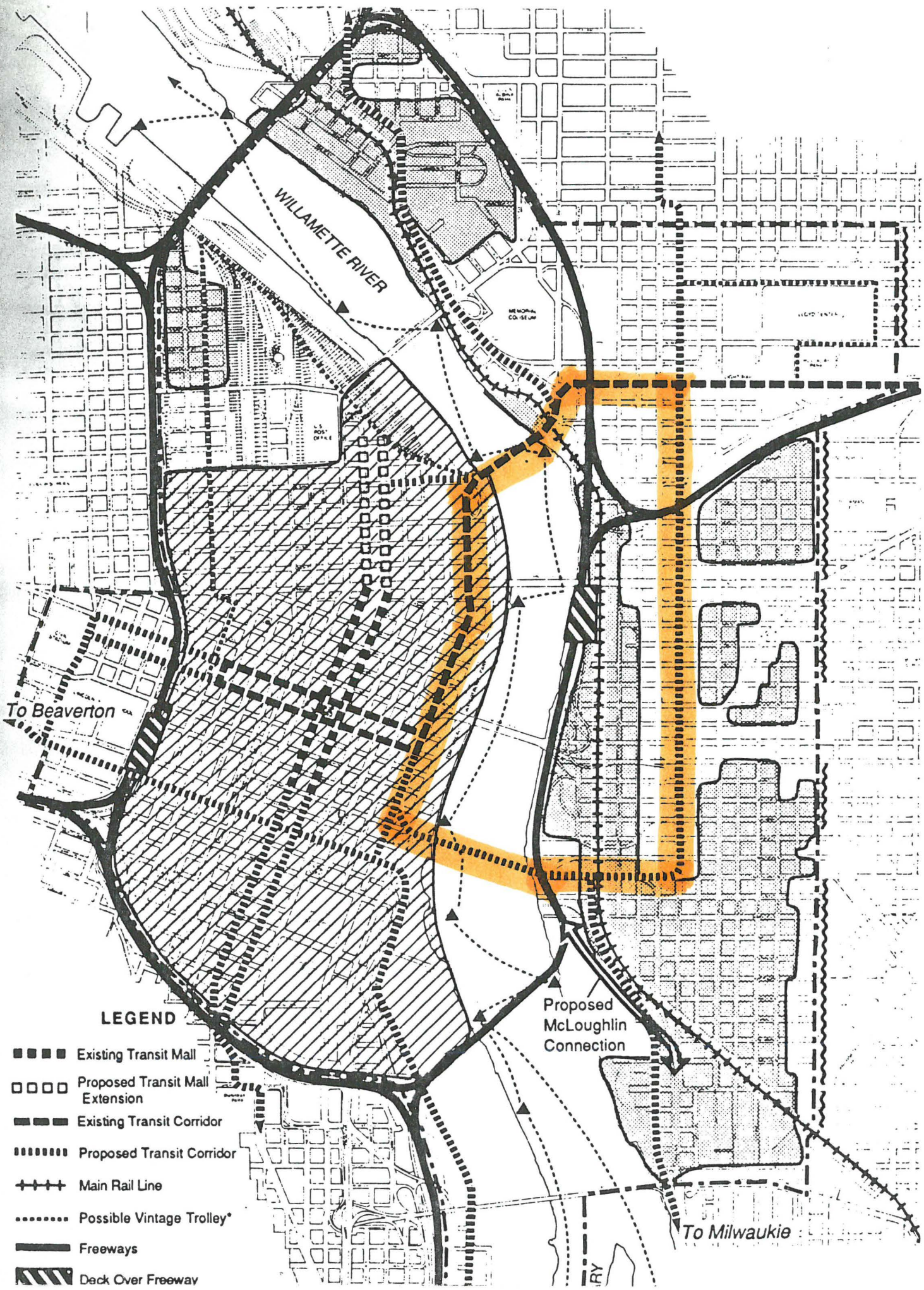
Individuals may be banned from returning to the property/premises for a period of (pick one) 30 days, 90 days, or indefinitely. Notice of trespass may be issued to individuals who are upon or within 500 feet of the property, and who have violated the following criteria:

1. The Subject is not authorized to be on the property.
2. The subject engages in any activity which constitutes a criminal offense or violation of the Portland City Code.
3. The subject loiters upon or within 500 feet of the property.
4. The subject interferes with the rights, comfort or conveniences of the operators, and/or residents.
5. The subject fails to comply with the rules and /or regulations of the property.

Name and address of Trespass Control Coordinator

Dated this _____ day of _____, 19____.

Signature



LEGEND

- ■ ■ ■ Existing Transit Mall
- □ □ □ Proposed Transit Mall Extension
- — — — Existing Transit Corridor
- ⋯ ⋯ ⋯ Proposed Transit Corridor
- + + + + Main Rail Line
- ⋯ ⋯ ⋯ Possible Vintage Trolley*
- — — — Freeways
- ▨ ▨ ▨ ▨ Deck Over Freeway

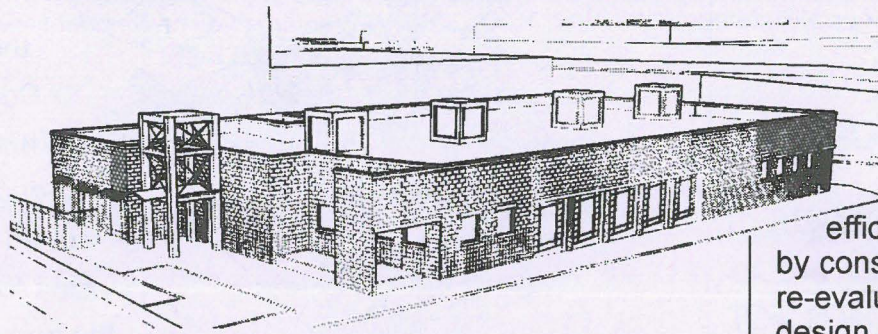
The

HOME FRONT

May 1997

Housing Authority of Portland, Oregon

The monthly
report about
the progress
of the
Eastside
Homeless
Men's
Facility.



to identify
how to build
an operationally
efficient shelter
by constantly
re-evaluating the
design.

Community-Based Designing

The Eastside Homeless Men's Facility is scheduled to open in March 1998, replacing the temporary Singles Homeless Assessment Center (SHAC) in the River District.

The Eastside Facility is the final shelter to be developed for single adults as identified in the 1993 Multnomah County Shelter Reconfiguration Plan. Additional shelters for singles include the Glisan Street Shelter for men, Jean's Place for women and the Royal Palms, a shelter for the mentally ill. The Eastside Facility will operate using the same model as the SHAC, where residents and their caseworkers work to find permanent housing. Typically, residents will stay in the shelter for 60 days or less.

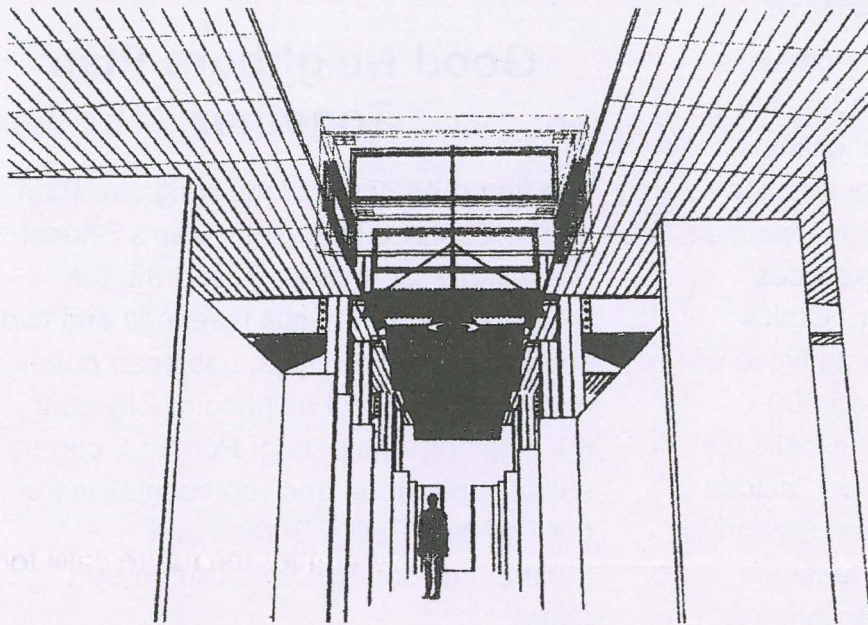
Otak architects, in collaboration with Housing Authority of Portland staff, designed the new Eastside Facility with input from homeless service providers, shelter residents, adjacent neighbors and concerned citizens.

The design team visited the SHAC to meet with staff and residents to hear how they would improve on that building. The design team then twice met with current homeless service providers to hear what they wanted in a new facility. The focus of these meetings was

The design team also wanted to get community input on what the project should look like on the outside. First they held a Design Charrette on Feb. 12 where community members were invited to share what they would like to see in a new building. The architects included this input in a concept presented to a citizen's design committee on Feb 26. The architect responded to comments made at that meeting, and another iteration of the design was unveiled at a community meeting March 12. This final design has been submitted to the City of Portland for design review.

Housing Authority
of Portland
135 SW Ash Street
Portland, OR 97204

503-228-2178
TTY 503-226-6095



Visioning the Future Now

Otak architects use state-of-the-art computer software in developing the Eastside Men's Homeless Facility. The software allows the architect to create a three-dimensional computer model of the proposed shelter, and, in a sense, go inside the building and see what it feels and looks like. For example, instead of simply determining the line of sight from the front desk to the sleeping quarters, the software allows the architect to create a model that actually shows what the front desk person will see. The computer-generated pictures of the shelter interior have been invaluable in discussions concerning how the shelter should be designed.

CONTACT LIST

Rob Tucker, Development Project Manager, HAP 273-4512; fax 228-4872

John Manson, Development Contract Administrator, HAP 273-4511; fax 228-4872

Anne Whitaker, Development Technician, HAP 273-4508; fax 228-4872

Brett Sheehan, Project Assistant, HAP 273-4513; fax 228-4872

Denyse McGriff, Project Coordinator, Portland Development Commission 823-3295; fax 823-3368

Rachael Silverman, Bureau of Housing and Community Development, City of Portland 823-2378; fax 823-2387

Flexspace Offers Another Link to the Community

The Eastside Homeless Men's Facility design includes approximately 1,700 square feet of "flex space." The space is located at the north end of the building facing SE Martin Luther King Jr. Blvd. and SE Madison Street. A committee of neighbors, City staff, representatives of the Housing Authority of Portland, homeless service providers and local businesses have met twice to discuss what might go into the space.

So far the committee has discussed overall goals and objectives, the possibility of a police presence in the space and how decision making will occur. The process of finding the right tenant will take several months, and there will be many ways for interested citizens to get involved. For more information, contact Rachel Silverman at 823-2378.



Associated Furniture Mfrs., Inc.

Quality Crafted Upholstered Furniture

JAMES C. MORTON

Mailing: P.O. Box 14547, Portland, OR 97214
Street: 1305 S.E. MLK Blvd., Portland, OR 97214
Phone: (503) 232-9574 FAX: (503) 232-9068

owner,
has testified
at City Council
→
co-sponsored attorney

Beaver Sales 307 SE Hawthorne 232-3107
Dennis Uniform 135 SE Hawthorne 238-7123



SOCCER CENTER
418 S.E. Main

Leagues • Tournaments • Arena Rental

DAN EGGLESTON
ANU KLOKA ← SPOUSE

(503) 231-6388

777-9799 (H)

owner,
has testified
(call at home)

→
agreed to
sponsor attorney



**PORTLAND
PAPER BOX CO.**

'Tom'

Thomas M. Johnson
Secretary-Treasurer



P.O. Box 14456 • 226 S.E. Madison Street • Portland, OR 97214-0456
(503) 233-6271 • 1-800-547-2571 • Fax (503) 232-4922

Sponsored the
Attorney →

OVERVIEW MAP - 0154866.1r - National Technical Systems Inc



- Indicates TARGET PROPERTY.
- Indicates sites at elevations higher than or equal to the target property.
- Indicates sites at elevations lower than the target property.
- Coal Gasification Sites (if requested)
- National Priority List Sites
- Landfill Sites

-  - Power transmission lines
-  - Oil & Gas pipelines

TARGET PROPERTY: Weatherly Building
ADDRESS: 516 SE Morrison Street
CITY/STATE/ZIP: Portland OR 97214
LAT/LONG: 45.5172 / 122.6590

CUSTOMER: National Technical Systems Inc
CONTACT: Mr. Tim Windham
INQUIRY #: 0154866.1r
DATE: January 15, 1997 5:41 pm



Buckman Community Association

939 SE 17th Ave Portland, OR 97214-2631

503-235-7082

V I A F A X

June 11, 1997

Andrew Eisman
Chair

Tom Baker

Larry Bissett

Ann Bowling

Don MacGillivray

Nancy Tannler

Michael Teahan

Mr. Peter Finley Fry, AICP
Planning Consultant, Housing Authority of Portland
722 S.W. 2nd Avenue, #330
Portland, OR 97204

RE: Housing Authority Zone Change Application LUR 97-00131 ZC

Dear Peter:

Accompanying this letter please find a copy of the Multnomah County CRITICAL INCIDENT REPORT REVIEW for the Single Homeless Assessment Center (SHAC) for 1996 and the first four months of 1997.

Notwithstanding your written testimony to the Hearing Officer in the above referenced proceedings, that, "no serious incidents occurred" at the existing SHAC, we find that in fact, in spite of your assurances to the contrary, there have been many, continuing and repeated violent incidents which the Multnomah County Department of Community and Family Services classifies as "critical".

These include a total of 89 such incidents occurring since the beginning of 1996, of which 38 were sufficiently violent to require the intervention of the police or fire departments or resulted in the enforced exclusion of persons from the SHAC facility. (In one such incident, one of the SHAC's clients was found dead, stuffed in a dumpster.) During the same period, 29 other incidents occurred requiring ambulance, paramedic or detox treatment or hospitalization.

In your statement to the Hearing Officer, you said,

"The SHAC, currently located in Northwest Portland, is the only model similar to the proposed use. Portland's City Council has specifically found that they expect this facility to operate in the same manner as the SHAC."

Unfortunately for us, that assessment may be all too true.

Sincerely, ANDREW EISMAN, BCA Chair

CC: ~~Central Eastside Industrial Council~~
~~Multnomah Co. Department of Community and Family Services~~
~~Portland City Council~~ ~~Portland Housing Authority~~
~~Williamette Week~~ ~~The Oregonian~~
~~Southeast Examiner~~ ~~Business Journal~~

**EASTSIDE HOMELESS MEN'S FACILITY
CONTACT LIST**

Please contact the following people with your concerns and/or questions:

Development/Construction Housing Authority of Portland, 135 S.W. Ash Street
Portland, OR 97204

Rob Tucker, Development Program Manager 273-4512 Fax 228-2872
John Manson, Development Contract Administrator 273-4511
Anne Whitaker, Development Technician 273-4508

Operations Multnomah County Bureau of Community &
Family Services, 421 SW Sixth Avenue, Suite 500
Portland, OR 97204

Mary Marson, CFS Supervisor 248-3999 x 28616#
for Shelter Services Fax 248-3332

Bob Eaton, SHAC Coordinator 306-5886 Fax 306-5817

Neighborhood Issues City of Portland, Bureau of Housing & Community
Good Neighbor Plan Services, 808 SW Third, Room 600
Portland, OR 97204

Rachael Silverman, Siting Coordinator 823-2378 Fax 823-2387

Architects Otak Architects, P.C., 17355 SW Boones Ferry Rd
Lake Oswego, OR 97035

Ralph Tahrán, Principal-in Charge 699-4541 Fax 635-5395

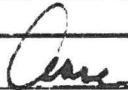
Dennis Haden, Project Architect 699-4569

Central Eastside Urban Portland Development Commission
Renewal District 1900 SW Fourth Avenue, Suite 100
Portland, Oregon 97201-5304

Denyse McGriff, Project Coordinator 823-3295 Fax 823-3368

Facsimile Cover Sheet

Housing Authority of Portland

To:	Larry Bissett
Company:	
Phone:	503-239-7450
Fax:	503-230-1817
From:	Anne Whitaker 
Company:	Housing Authority of Portland 135 SW Ash Street Portland, Oregon 97204
Phone:	503-273-4508
Fax:	503-228-4872
Date:	June 4, 1997
Pages including this cover page:	7

Reference: Men's Shelter Design Advisory Committee

Rob Tucker asked me to fax you the meeting notice for the Charrette for the Men's Homeless Shelter.

Attached you will find (1) a copy of the letter detailing the process, (2) a small card which was enclosed with the letter to correct the error in the address (SE not SW), and (3) a half-sheet size notice that was mailed separately when the date changed from February 13 to February 12.

In addition, there is a copy of the attendance list for the Charrette held on February 12. You will note that Andy Eisman, President of the Buckman Neighborhood Association, was present.

copy by fax: Rachael Silverman, BHCD 823-2378; fax 823-2387



HOUSING AUTHORITY of PORTLAND

135 S.W. Ash Street
Portland, OR 97204-3540
(503) 228-2178 Fax # (503) 228-4872 TDD # (503) 228-6095

January 24, 1997

Anne Whitaker

Dear Ms. Whitaker:

On January 15, 1997, Portland City Council approved a site adjacent to the Hawthorne Bridge for a men's homeless shelter. We know that some neighborhood residents and businesses are concerned and that many folks do not want this shelter in their neighborhood at all. However, it is important that as we begin construction and ultimately operation of this new facility, we work closely with the surrounding neighborhood. This will enable us to respond to neighborhood concerns and ensure that the shelter will be a positive addition to the community.

Several public entities will be involved with the shelter from design to operation. The Housing Authority of Portland will be responsible for managing the construction phase of the facility and will own the building when it is complete. The Bureau of Housing and Community Development will be responsible for the development and ongoing implementation of a Good Neighbor Plan. The site is located in a Portland Development Commission target area, and PDC will stay involved. Finally, Multnomah County's Office for Community Action and Development will be responsible for operations.

Multiple planning opportunities for neighborhood involvement are planned. Work on shelter design will begin with a planning Charrette (public design workshop) scheduled for 7:00 - 8:30 p.m. on February 13, 1997, at the Goodwill Industries of the Columbia Willamette, 1943 SW Sixth Avenue. Following this, we will be putting together a design committee as well as a committee to oversee development of a Good Neighbor Plan.

Eastside Men's Homeless Facility
Page 2 of 2
January 24, 1997

In order to keep all of you up to date, we will be sending a newsletter on a regular basis. We will also be contacting some of you to inquire if you are interested in participating on a committee. If your association or group would like us to attend a meeting, please let us know. Finally, we know that some of you will continue to oppose the shelter. We would still like your involvement so that everyone will have the opportunity to participate in important decisions.

If you have any questions, concerns, or are interested in participating on a committee, please contact Rob Tucker, Housing Authority of Portland, at 273-4512 or Rachael Silverman, Bureau of Housing and Community Development, at 823-2378.

Sincerely,



Robert Tucker
Housing Authority of Portland



Rachael Silverman
Bureau of Housing and
Community Development

(2)



You're invited to a **Planning Charrette.** **A WHAT...?**

Charrette is a term used by architects for a process which involves gathering community and professional people together to consider design and planning for a project...in this case, Portland's new Men's Homeless Shelter to be constructed in the 1400 block of SE Martin Luther King Jr. Boulevard.

The **Housing Authority of Portland** invites your participation in the **Planning Charrette** to be held at 7-8:30 PM on **Thursday, February 13, 1997** at Goodwill Industries of the Columbia Willamette's offices, 1943 SE 6th Avenue.

Please come. Enter on 6th Avenue. Questions? 273-4508

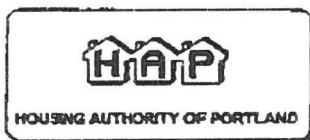
(3)

Oops! It's SE & the 12th

Please come to the **Planning Charrette** for the new **Men's Homeless Shelter** on **Wednesday, February 12, 1997** 7:00 to 8:30 PM at the offices of **Goodwill Industries** located at

1943 SE 6th Avenue

(Our letter said SW & the 13th)



Questions? Call 273-4508

Eastside Homeless Men's Facility
 Design Charrette
 February 12, 1997

Name	Address	Phone Number	Interest in Design Comm?	Interest in G.N.P. Comm.?	Interest in Storefront Comm.?
Nick Topiesch	Salvation Army HL 2391255		<input checked="" type="radio"/> YORN	<input type="radio"/> YORN	<input checked="" type="radio"/> YORN
Jonathan Cox	APB SEURT 823 5079		<input type="radio"/> YORN	<input type="radio"/> YORN	<input type="radio"/> YORN
Tom Cleary	MUTCO ODB 306 5575		<input type="radio"/> YORN	<input type="radio"/> YORN	<input type="radio"/> YORN
Dan Eggleston	418 SEMAIN 231-6368		<input type="radio"/> YORN	<input checked="" type="radio"/> YORN	<input checked="" type="radio"/> YORN
Ann Keorn	418 SE MAIN 231-6768		<input type="radio"/> YORN	<input type="radio"/> YORN	<input checked="" type="radio"/> YORN
Doreen Binder	475 Blw. GILSON 823-4830		<input checked="" type="radio"/> YORN	<input checked="" type="radio"/> YORN	<input type="radio"/> YORN
FONTAINE PATEL			<input type="radio"/> YORN	<input type="radio"/> YORN	<input type="radio"/> YORN
Doug Nicor	307 S.E. HOWARD AVE 232-3107		<input type="radio"/> YORN	<input checked="" type="radio"/> YORN	<input type="radio"/> YORN
Andy Pilsner	939 SE 17th		<input type="radio"/> YORN	<input type="radio"/> YORN	<input type="radio"/> YORN
Ken Johnson	1943 SE 6th	238-6198	<input checked="" type="radio"/> YORN	<input checked="" type="radio"/> YORN	<input checked="" type="radio"/> YORN
Robert Wilfje	1117 SW STARK #425	274-8036	<input checked="" type="radio"/> YORN	<input checked="" type="radio"/> YORN	<input checked="" type="radio"/> YORN
Chuck Curran	BAC		<input type="radio"/> YORN	<input type="radio"/> YORN	<input type="radio"/> YORN
Dan Bavin	BAC		<input type="radio"/> YORN	Want more info	<input type="radio"/> YORN
Gill Scott	34 NW 1st #309 PDX	746-0570	<input checked="" type="radio"/> YORN	<input type="radio"/> YORN	<input type="radio"/> YORN
Kyle Myers	One Center Ct, Ste 200 97337	7-9738	<input type="radio"/> YORN	<input type="radio"/> YORN	<input type="radio"/> YORN

Eastside Homeless Men's Facility
Design Charrette
February 12, 1997

Name	Address	Phone Number	Interest in Design Comm?	Interest in G.N.P. Comm.?	Interest in Storefront Comm.?
David Nemo	PDC add-	823-3214	Y or N	Y or N	Y or N
MIKE DELMANN	MLK CU	488-5219	Y or N	Y or N	Y or N
Jim Morton	1305 MLK	232-9574	Y or N	Y or N	<input checked="" type="radio"/> Y or N
Denyse C. McGriff	PDC	823-3295	<input checked="" type="radio"/> Y or N	<input checked="" type="radio"/> Y or N	<input checked="" type="radio"/> Y or N
Hedy A Parks		790-0688	Y or N	Y or N	Y or N
Jim Nicola	126 SE MLK	235-2171	Y or N	<input checked="" type="radio"/> Y or N	Y or N
Bob Dunstan	E	823-3599	Y or N	Y or N	<input checked="" type="radio"/> Y or N
Pete Fry	705 SW 2nd #330	271-2794	Y or N	Y or N	Y or N
Russell Harris	Center City / 2 NW Second Ave	294-1681	<input checked="" type="radio"/> Y or N	Y or N	Y or N
Sharon Ward	1021 NE 33rd	236-8256	Y or N	Y or N	Y or N
DON MCGILLIVRAY	PCA		<input checked="" type="radio"/> Y or N	<input checked="" type="radio"/> Y or N	<input checked="" type="radio"/> Y or N
Mark Nielsen	OTAK architects	699-4577	<input checked="" type="radio"/> Y or N	<input checked="" type="radio"/> Y or N	<input checked="" type="radio"/> Y or N
Suz Bader	SEUL	232-0010	Y or N	Y or N	Y or N
WILLIE BUTLER		238-6100	Y or N	Y or N	<input checked="" type="radio"/> Y or N
JOHN (Rob) Jostus		232-2011	Y or N	<input checked="" type="radio"/> Y or N	Y or N

Eastside Homeless Men's Facility
 Design Charrette
 February 12, 1997

(503) 823-2307

02/13/97 14:45 BHCD

Name	Address	Phone Number	Interest in Design Comm?	Interest in G.N.P. Comm.?	Interest in Storefront Comm.?
Jim Holstrom <i>add</i>	1914 SE 24TH	236-9269	<input checked="" type="radio"/> Y <input type="radio"/> N	<input checked="" type="radio"/> Y <input type="radio"/> N	<input checked="" type="radio"/> Y <input type="radio"/> N
			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
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			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N



City of Portland
Office of Neighborhood Associations
Neighborhood Social Profiles
(1990 Census)

Buckman

- Area (in Acres) 693
- Population: 7,928
- Population Density (people per acre) 11.44
- Families: 1,291
- Households: 4,229

Population by Race

- White 85%
- Black 4%
- American Indian, Eskimo & Aleut 2%
- Asian & Pacific Islander 7%
- Other Race 1%
- Hispanic Origin 4%

Population By Age:

- Less Than 5 Years 5%
- 5-17 Years 9%
- 18-34 Years 41%
- 35-64 Years 36%
- 65 Years And Over 9%

Number Of People Per Household 1.87

Household Type (Presence and Age of Children)

- Married couple with own Children under 18 8%
- Married couple with no own children under 18 10%
- Male Householder with no spouse with own Children under 18 2%
- Male Householder with no own children under 18 2%
- Female Household with no spouse With own Children under 18 5%
- Female Household with no spouse No own children under 18 4%
- Nonfamily Households 69%

Population Place Of Birth:

- Born In State Of Residence 38%
- Born In Other State In U.S.

- Northeast 6%
- Midwest 13%
- South 9%
- West 23%
- Outside United States/USA Citizen 1%
- Foreign Born 10%

People In Same House In 1985 27%

Transportation to Work for Workers 16+

- Drove Alone 51%
- Carpooled 9%
- Public Transportation 21%
- Motorcycle 1%
- Bicycle 4%
- Walked 10%
- Other Means 0%
- Worked At Home 4%

Educational Attainment Age 25+:

- Less Than 9th Grade 6%
- 9th To 12th Grade, No Diploma 10%
- High School Graduate/equivalency 20%
- Some College, No Degree 30%
- Associates Degree 6%
- Bachelor's Degree 20%
- Graduate Or Professional Degree 8%

Occupation Age 16+:

- Managerial & Professional Specialty 29%
- Technical, Sales, & Admin. Support 26%
- Service Occupations 21%
- Farming, Forestry, & Fishing 1%
- Precision Production, Craft, & Repair 8%
- Operators, Fabricators, Laborers 15%

Class Of Worker Age 16+:

- Private For Profit Wage & Salary 70%
- Private Not-for-profit Wage & Salary 13%
- Local Government 6%
- State Government 3%
- Federal Government 2%
- Self-employed 6%
- Unpaid Family 0%

Median Income \$16,702

Household Income In 1989:

- Percent Less Than \$5,000 10%
- Percent \$5,000 To \$9,999 18%
- Percent \$10,000 To \$14,999 17%
- Percent \$15,000 To \$24,999 26%
- Percent \$25,000 To \$49,999 23%
- Percent \$50,000 To \$74,999 4%
- Percent \$75,000 To \$99,999 1%
- Percent \$100,000 Or More 0%

Household Earnings In 1989:

- Percent Households Earning Nonfarm Self Employment Income 12%
- Percent Households Earning Farm Income 0%
- Percent Households With Income From Interest/div/rental 32%
- Percent Households With Social Security Income 17%
- Percent Households With Public Assistance Income 10%
- Percent Households With Retirement Income 9%
- Percent Households With Other Type Of Income 11%

Total Percent Below Poverty Level 24%

Housing Units 4601

Housing Units/Per Acre 7

Median House Value \$61,000

Median Gross Rent \$321

Occupancy Status: Housing Units

- Occupied 4276
- Vacant 325
- occupied, percent 93%
- vacant, percent 7%

Tenure Of Housing Units

- Percent Owner Occupied 14%
- Percent Renter Occupied 79%

Rooms Per Housing Unit 4

Number Of People Per Occupied Owner Occupied Unit 2

Number Of People Per Renter Occupied Unit 2

Units In Structure: Percents

- Percents 1, Detached 17%

- Percents 1, Attached 2%
- Percents 2 11%
- Percents 3 To 9 29%
- Percents 10 To 49 36%
- Percents 50 Or More 4%
- Percents Mobile Home Or Trailer 0%
- Percents Other 1%

Year Structure Built:

- 1989 To March 1990 0%
- 1985 To 1988 1%
- 1980 To 1984 3%
- 1970 To 1979 9%
- 1960 To 1969 4%
- 1950 To 1959 6%
- 1940 To 1949 9%
- 1939 And Earlier 68%

Vehicles Per Occupied Housing Unit .9

TOP

HOME / Neighborhoods by Name

If you have comments or questions about the ONA site <<http://www.teleport.com/~ona123/>> contact: [ONA Webmaster](#).
Last revised 11/30/96.



Buckman Communi

939 SE 17th Ave Portland, OR 97214-
V I A F A X

Original

11, 1997

Andrew Eisman
Chair

Tom Baker

Larry Bissett

Ann Bowling

Don MacGillivray

Nancy Tannler

Michael Teahan

Mr. Peter Finley Fry, AICP
Planning Consultant, Housing Authority of Portland
722 S.W. 2nd Avenue, #330
Portland, OR 97204

RE: Housing Authority Zone Change Application LUR 97-00131 ZC

Dear Peter:

Accompanying this letter please find a copy of the Multnomah County CRITICAL INCIDENT REPORT REVIEW for the Single Homeless Assessment Center (SHAC) for 1996 and the first four months of 1997.

Notwithstanding your written testimony to the Hearing Officer in the above referenced proceedings, that, "no serious incidents occurred" at the existing SHAC, we find that in fact, in spite of your assurances to the contrary, there have been many, continuing and repeated violent incidents which the Multnomah County Department of Community and Family Services classifies as "critical".

These include a total of 89 such incidents occurring since the beginning of 1996, of which 38 were sufficiently violent to require the intervention of the police or fire departments or resulted in the enforced exclusion of persons from the SHAC facility. (In one such incident, one of the SHAC's clients was found dead, stuffed in a dumpster.) During the same period, 29 other incidents occurred requiring ambulance, paramedic or detox treatment or hospitalization.

In your statement to the Hearing Officer, you said,

"The SHAC, currently located in Northwest Portland, is the only model similar to the proposed use. Portland's City Council has specifically found that they expect this facility to operate in the same manner as the SHAC."

Unfortunately for us, that assessment may be all too true.

Sincerely, ANDREW EISMAN, BCA Chair

Andrew Eisman

CC: Central Eastside Industrial Council
Multnomah Co. Department of Community and Family Services
Portland City Council
Williamette Week
Southeast Examiner
Portland Housing Authority
The Oregonian
Business Journal



MULTNOMAH COUNTY OREGON

DEPT. OF COMMUNITY & FAMILY SERVICES
SINGLES HOMELESS ASSESSMENT CENTER
1212 N.W. 9TH
PORTLAND, OR 97209
(503) 306-5886
(503) 306-5817 FAX

BOARD OF COUNTY COMMISSIONERS
BEVERLY STEIN • CHAIR OF THE BOARD
DAN SALTZMAN • DISTRICT 1 COMMISSIONER
GARY HANSEN • DISTRICT 2 COMMISSIONER
TANYA COLLIER • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

CRITICAL INCIDENT REPORT REVIEW: (Jan. 16, 1996 - Feb. 19, 1996)

<u>DATE</u>	<u>RESPONSE</u>	<u>REASON</u>	<u>DISPOSITION</u>
1-18-96	internal	behavioral	temporary exclusion
1-23-96	internal	chest pains	nitroglycerin pills
2-2-96	911/Police	drug use	permanent exclusion
2-2-96	internal	behavioral	permanent exclusion
2-12-96	911/Paramedics	drug overdose	hospital/treatment
2-18-96	911/Paramedics	low blood pressure	situation resolved

We had an average of 1.25 critical incidents per week during the past 5 weeks.
We had a decrease of 1.25 critical incidents from the previous 6 weeks when
we had an average of 2.50 critical incidents.



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CRITICAL* INCIDENT REPORT REVIEW: (JAN. 11, 1997 - APR. 6, 1997)

<u>DATE</u>	<u>RESPONSE</u>	<u>REASON</u>	<u>DISPOSITION</u>
01-22-97	AMBULANCE	DRUG OVERDOSE	HOSPITAL TREATMENT
02-02-97	INTERNAL	BEHAVIORAL	EXCLUSION (PERM.)
02-03-97	INTERNAL	FIGHT (GUESTS)	EXCLUSION (PERM.)
02-12-97	AMBULANCE	SEIZURE	HOSPITAL TREATMENT
02-14-97	AMBULANCE	FACIAL CUTS	HOSPITAL TREATMENT
02-14-97	POLICE	BEHAVIORAL*	TRESPASS/EXCLUSION
02-17-97	AMBULANCE	SEIZURE	HOSPITAL TREATMENT
02-19-97	AMBULANCE	SEIZURE	HOSPITAL TREATMENT
02-24-97	AMBULANCE	MIGRAINE HEADACHE	HOSPITAL TREATMENT
03-01-97	AMBULANCE	SEIZURE	HOSPITAL TREATMENT
03-05-97	AMBULANCE	CHEST PAINS	HOSPITAL TREATMENT
03-09-97	POLICE	BEHAVIORAL*	TRESPASS/EXCLUSION
03-09-97	AMBULANCE	SEIZURE	HOSPITAL TREATMENT
03-22-97	AMBULANCE	SEIZURE	HOSPITAL TREATMENT
03-23-97	AMBULANCE	DRUG OVERDOSE	HOSPITAL TREATMENT
04-03-97	AMBULANCE	SEIZURE	HOSPITAL TREATMENT
04-04-97	POLICE	BEHAVIORAL*	TRESPASS/EXCLUSION
04-06-97	POLICE	BEHAVIORAL*	TRESPASS/EXCLUSION



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Critical Incident Report Review: (Feb. 20, 1996 - Apr. 27, 1996)

<u>Date</u>	<u>Response</u>	<u>Reason</u>	<u>Result</u>
03-03-96	ambulance	seizure	hospital
03-05-96	police	behavioral	exclusion (temp.)
03-05-96	ambulance	seizure	hospital
03-06-96	internal	behavioral	exclusion (temp.)
03-06-96	internal	verbal harassment	exclusion (temp.)
03-06-96	internal	guest struck guest	exclusion (perm.)
03-10-96	police	cut ear	treated
03-13-96	internal	suicide threat	counseled
03-16-96	ambulance	seizure	hospital



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Critical Incident Report Review: (Apr. 28, 1996 - June 30, 1996)

<u>Date</u>	<u>Response</u>	<u>Reason</u>	<u>Result</u>
04-27-96	internal	behavioral	exclusion (perm.)
04-29-96	ambulance	medical (hosp.)	returned
05-16-96	ambulance	seizure (hosp.)	returned
05-19-96	ambulance	seizure	refused treatment
05-25-96	police	behavioral	exclusion (perm.)
05-27-96	ambulance	medical (hosp.)	returned
05-29-96	ambulance	medical (hosp.)	returnedp
06-07-96	fire dept.	truck fire	totaled
06-26-96	ambulance	medical (hosp.)	returned

We had an average of 1.00 critical incident per week during the past 9 weeks which was a decrease from the previous 9 weeks when the average was 1.25 critical incidents per week that was the same average as reported during the previous 5 weeks which was a decrease of 1.25 critical incidents from the initial 6 weeks when the average was 2.50 critical incidents per week.



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Critical Incident Report Review:

(July 1, 1996 - Aug. 1, 1996)

<u>Date</u>	<u>Response</u>	<u>Reason</u>	<u>Result</u>
07-14-96	ambulance	drug overdose	exclusion (perm.)
08-01-96	police/project respond	mental illness	returned
08-04-96	internal	behavioral	exclusion (perm.)
08-04-96	ambulance	physical injury	refused treatment
08-18-96	internal	slipped in shower	no treatment required
08-23-96	ambulance	physical injury	returned

We had an average of less than 1.00 critical incident (0.67) per week (6) during the past 9 weeks which was a decrease from the previous 9 weeks when the average was 1.00 critical incident per week that was a decrease from the previous 9 weeks when the average was 1.25 critical incidents per week which was the same average as reported during the previous 5 weeks which was a decrease of 1.25 critical incidents from the initial 6 weeks when the average was 2.50 critical incidents per week.



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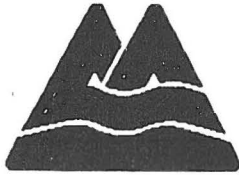
CRITICAL INCIDENT REPORT REVIEW: (SEPT. 2, 1996 - NOV. 8, 1996)

<u>DATE</u>	<u>RESPONSE</u>	<u>REASON</u>	<u>DISPOSITION</u>
09-04-96	911/POLICE	TRESPASS	EXCLUSION (PERMANENT)
09-05-96	POLICE	BEHAVIORAL	EXCLUSION (TEMPORARY)
09-06-96	INTERNAL	CUT FOOT	FIRST AID TREATMENT
09-10-96	POLICE	BEHAVIORAL	HOOPER DETOX
09-10-96	INTERNAL	BEHAVIORAL	EXCLUSION (TEMPORARY)
09-20-96	AMBULANCE	MEDICATION	HOSPITAL TREATMENT
09-23-96	CHIERS	INTOXIFICATION	HOOPER DETOX
10-05-96	POLICE	TRESPASS	EXCLUSION (PERMANENT)
10-07-96	CHIERS	INTOXIFICATION	HOOPER DETOX
10-28-96	AMBULANCE	HYPOGLYCEMIA	MEDICAL TREATMENT
11-07-96	INTERNAL	BEHAVIORAL	EXCLUSION (PERMANENT)
11-08-96	911/POLICE	DRUG OVERDOSE	DEATH*

*DECEASED SPENT ONE NIGHT AT THE SHAC ON NOV. 6 AND WAS A "NO SHOW" ON NOV. 7. HE WAS FOUND DEAD ON NOV. 8 IN A DUMPSTER ACROSS FRONT AVENUE FROM THE SHAC.

WE HAD 12 CRITICAL INCIDENTS DURING THE PAST 10 WEEKS (1.20 PER WEEK). OUR HIGHEST AVERAGE WAS THE FIRST 6 WEEKS* (2.50 PER WEEK) AND OUR LOWEST AVERAGE WAS THE LAST 9 WEEKS* (0.67 PER WEEK).

*DEC. 1, 1995-JAN. 15, 1996 AND JULY 1, 1996-SEPT. 1, 1996.



MULTNOMAH COUNTY OREGON

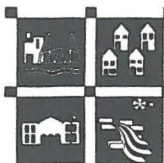
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CRITICAL INCIDENT REPORT REVIEW: (NOV. 9, 1996 - JAN. 10, 1997)

<u>DATE</u>	<u>RESPONSE</u>	<u>REASON</u>	<u>DISPOSITION</u>
01-05-97	POLICE	PROJECT RESPOND	TRESPASS
01-04-97	POLICE	EMERGENCY BED	TRESPASS
01-03-97	POLICE	BEHAVIORAL	TRESPASS
12-31-96	TAXI	CUT/FALL	HOSPITAL TREATMENT
12-24-96	AMBULANCE	REQUESTED	REFUSED TRANSPORT
12-22-96	INTERNAL	DRUG USE	EXCLUSION (PERM.)
12-16-96	INTERNAL	FIGHT (GUESTS)	EXCLUSION (PERM.)
12-13-96	POLICE	INTOXICATED	TRESPASS
12-12-96	POLICE	DISPUTE (COUPLE)	EXCLUSION (PERM.)
11-30-96	POLICE	DISPUTE (COUPLE)	EXCLUSION (PERM.)
11-29-96	POLICE	BEHAVIORAL	TRESPASS
11-22-96	POLICE	BEHAVIORAL	EXCLUSION (PERM.)
11-21-96	POLICE	BEHAVIORAL	EXCLUSION (PERM.)
11-14-96	POLICE	BEHAVIORAL	TRESPASS

WE HAD 14 CRITICAL INCIDENTS DURING THE PAST 9 WEEKS (1.56 PER WEEK). THE HIGHEST AVERAGE WAS DURING THE FIRST 6 WEEKS (2.50) FROM DEC. 1, 1995 - JAN. 15, 1996.



Buckman Community Assoc

939 SE 17th Ave Portland, OR 97214-2631 50

BUCKMAN

June 9th, 1997

Andrew Eisman
Chair

Peter Fry, AICP

Tom Baker Applicant's Representative

LUR 97-00131 ZC

Larry Bissett 2153 SW MAIN, #104

Ann Bowling Portland, OR 97205

FAX: 274-1415

Don MacGillivray

RE: Appeal to Planning decision LUR 97-00131 ZC

Nancy Tannler

Michael Teahan

Dear Peter:

As I stated to you in our last phone conversation of June 5th, I have been out of town on my son's school field trip since Friday morning and only just got back on Sunday night.

This letter is in response to your phone calls and letter dated June 6th. I'm sorry if there was a misunderstanding regarding BCA's and my position on the interpretation of the facts. BCA and I know that the "Critical Incident Report" details have not been generally distributed in response to our and others' request for information regarding the operation of the SHAC and its impact on the community. In contrast the City of Portland and its representatives have continually represented the SHAC operation as being a model which has no negative impact on the community (See the City Hall testimony for the Men's Single Shelter siting).

We on the other hand are now aware of the "Critical Incident Report" (which was given to us by a local business that was only recently made aware of this document), that was not made public at any hearing. The data in the commutative reports indicates that the **SHAC qualifies under the City's own Nuisance Ordinance for closure** (by our evaluation and Neighborhood Response Team (NRT), comments).

While you provided information to the Planning officer at the hearing, you did not state the source of your information nor did you represent the details of the incidents that you characterized as "no serious incidents". We and the NRT team interrupt the data differently. Your data was presented in writing to the hearing officer without prior mention to the Neighborhood and we did not have reason to question your conclusion, having not been notified of the existence of the "Critical Incidence Reports".

copy of
letter to
Peter

As I stated in our phone conversation, we disagree on the interpretation of the facts. Stating to a hearing officer that there were only 1.6 incidents a month that required police intervention none of them being serious, is not, in our interpretation a reasonable summary of the details.

Sincerely, ANDREW EISMAN, BCA Chair

CC: Rob Tucker, Housing Authority
City Council



Buckman Community Association

939 SE 17th Ave Portland, OR 97214-2631

503-235-7084

RECEIVED
PLANNING BUREAU

JUN -6 A 9:57

Andrew Eisman
Chair

Tom Baker

Larry Bissett

Ann Bowling

Don MacGillivray

Nancy Tannler

Michael Teahan

RECEIVED
JUN 06 1997

6-5-1997

Ms. Nan Stark
Bureau of Planning
City of Portland
1120 SW Fifth Avenue
Portland OR 97204-1966

OFFICE OF THE
CITY AUDITOR

Dear Ms. Stark

This letter is to amend our appeal of the hearing officer's findings and decision in the zoning case LUR 9700131ZL. We hereby amend our appeal to include the following claims as additional basis for our appeal:

(1) The staff report of the Bureau of Planning, as well as the report, findings and decision of the hearing officer makes no reference to any review or findings that the proposed use complies with the location policies for homeless shelters as prescribed and required under Portland City Ordinance #167189.

(2) The proposed use of the site is in violation of the location policies for homeless shelters as specified by Portland City Ordinance #167189.

(3) The staff report of the Bureau of Planning, as well as the report, findings and decision of the hearing officer makes no reference to any review or findings that the proposed use complies with the location policies for social service agencies as prescribed and required under Portland City Ordinance #164489.

(4) The proposed use of the site is in violation of the location policies for social service agencies throughout the City of Portland as required to reduce the concentration of these services in the Buckman Neighborhood as required by Portland City Ordinance # 164489.

Yours truly,

Andrew Eisman, BCA Chair

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JUN 6 9 31 AM '97
BUREAU OF PLANNING
CITY OF PORTLAND, OR.



Buckman Community Association

939 SE 17th Ave Portland, OR 97214-2631

503-235-7082

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JUN 06 1997

6-5-1997

Andrew Eisman
Chair

Tom Baker

Larry Bissett

Ann Bowling

Don MacGillivray

Nancy Tannler

Michael Teahan

Portland City Council
City of Portland
1120 SW Fifth Avenue
Portland OR 97204-1966

OFFICE OF THE
CITY AUDITOR

Dear Mayor and Members of the Portland City Council

This letter is to request that the record in LUR 9700131ZL be re-opened at the forthcoming hearing of our appeal thereof and that said appeal be heard "de novo".

The record in this case needs to be re-opened because it has recently been disclosed that the Buckman Community Association (BCA) has been receiving erroneous or misleading information regarding the frequency of incidents requiring police intervention at the Single Homeless Assessment Center (SHAC).

The record also needs to be reopened because BCA has recently learned that the selection of the site for the new single men's homeless shelter is in violation of Portland City Ordinances #167189 and #164489.

There is no valid public interest to be served by not re-opening the record to allow consideration of these important issues.

Yours truly,

Andrew Eisman, BCA Chair



CITY OF
PORTLAND, OREGON

BUREAU OF WATER WORKS

Erik Sten, Commissioner
Michael F. Rosenberger, Administrator
1120 S.W. 5th Avenue
Portland, Oregon 97204-1974
Information (503) 823-7404
Fax (503) 823-6133
TDD (503) 823-6868

PL 3.2

Date: March 24, 1997
To: Nan Stark
Planning Bureau, Bldg. 106/Rm. 1002
From: Thomas W. Chambers
Bureau of Water, Bldg. 106/Rm. 601
Subj: Review of LUR 97-00131 ZC

The Water Bureau has reviewed the proposed action and has the following comments:

Water is available to this site from the existing 8" water main in ML King Blvd. The approximate static water pressure at the site is 85 psi.

Conditions of Approval:None.

If you have any questions or comments please feel free to call me at 823-7477.

TWC:twc
cc Records

Exhibit E5

PORTLAND PARKS AND RECREATION

URBAN FORESTRY DIVISION



10910 N. DENVER, PORTLAND, OREGON 97217

TELEPHONE (503) 823-4489

FACSIMILE (503) 823-4493

JIM FRANCESCONI, COMMISSIONER

CHARLES JORDAN, DIRECTOR

Date: 3/17/97

Case file: 97-00131

Site: 1403-1415 + 1427 N.E. MLK. Planner: Nan Stark

Inspector: Vince Salomone Applicant: Housing Authority

RECEIVED
PLANNING BUREAU
1997 MAR 18 P 1:45

Urban Forestry Requirements

All commercial developments and improvements exceeding \$25,000.00 in value will require street trees to be planted in the city right of way.

Separate from any interior landscaping, street trees will be required along all street frontages. The project design team should contact the Urban Forestry Inspector to assure that interior landscape and street tree plantings are compatible.

Failure to show street trees or existing trees may result in a delay in obtaining a permit.

Inspector comments:

(6) 3 1/2" CALIPER columnar Norway MAPLE STREET TREES
REQUIRED IN 4'x4' TREE WELLS, 25' OC.
ALONG SE Martin Luther King Blvd.

Exhibit E7



CITY OF
PORTLAND, OREGON
BUREAU OF POLICE

VERA KATZ, MAYOR
Charles A. Moose, Chief of Police
1111 S.W. 2nd Avenue
Portland, Oregon 97204

April 17, 1997

Ms. Nan Stark
Land Use Hearings Officer
1120 S.W. 5th Avenue, Rm. 1017
Portland, Oregon 97204

Dear Ms. Stark,

Per your request for a response to the proposed rezoning of 1403-1415 and 1427 S.F. Martin Luther King Boulevard at Hawthorne, from IG1 to EX, I do not anticipate that this rezoning will have any impact on the delivery of police services to this site.

We do anticipate that the proposed usage as a Homeless Shelter will put new demands on the resources of Southeast Precinct, and we are currently working with other parties to minimize that impact.

Sincerely,

STANLEY E. GRUBBS
Commander
Southeast Precinct

SEG:JD;rks



01-31-97

TO: Mike Hayakawa
Planning Bureau

FROM: Chuck Stalsberg *us* Bob Weaver *Bee*
Bureau of Buildings Bureau of Fire

RE: Pre-Application Conference

The following is information to be provided to the applicant. Names and phone numbers of Bureau staff that can provide additional information have been included. In most cases, it will not be possible for Bureau representative to attend the conferences. If the applicant has question that cannot be answered by staff, they may direct them to me (Chuck Stalsberg) at 823-7340 or Bob Weaver at 823-3695.

PC 97-027

Feb. 04, 1997

3:00 p.m.

A request for a Zoning Map Amendment (zone change), from IG1 to EXd, and a Design Review in conjunction with a proposal to build a homeless shelter at 1403, 1415 and 1427 S.E. Martin Luther King Blvd.

The information provided below is not applicable to the required land use review but is instead provided to assist the applicant with the eventual requirements of the Building and Fire Bureaus.

The proposed building and site development will be required to meet all applicable provisions of the Uniform Fire Code, including those related to Fire Department access, fire hydrants and fire flow, as well as all applicable provisions of the State Building Codes.

Building permits from the Bureau of Buildings will be required for this project to ascertain compliance with all pertinent codes, regulations and conditions of approval established by the land use review. To facilitate building permit approval, it is suggested that the applicant make special note of the following:

- The building permit submittal documents are to include architectural, structural, civil, plumbing, mechanical and site improvement/landscaping plans, as well as related support documentation. Permit submittal prior to 100% completion of all civil, structural and architectural plans is counter productive; incomplete applications will not be accepted.
- Fire alarm and sprinkler permits are issued through the Fire Marshal's Office.
- The State Building Code effective January 1, 1993 has put western Oregon in seismic zone 3 instead of 2B. All projects submitted for building permit after January 1, 1993 will be required to be designed using seismic zone 3 criteria.

3:00 p.m.

PC 97-027

February 4, 1997 (Tuesday)

Applicant:

Dennis Haden (699-4569)

Request:

Zoning Map Amendment (in compliance with the Comprehensive Plan, IG1 to EX d), and Design Review to construct a homeless shelter. The project will be 10,000 square feet and one story. There will be 10 off-street parking spaces.

Info requested:

Any adjustments needed, design review process, public improvements required, TPR issues.

Location:

1403, 1415, 1427 SE MLK, Jr., Blvd.

Zoning: IG1 (CCPD)

Legal:

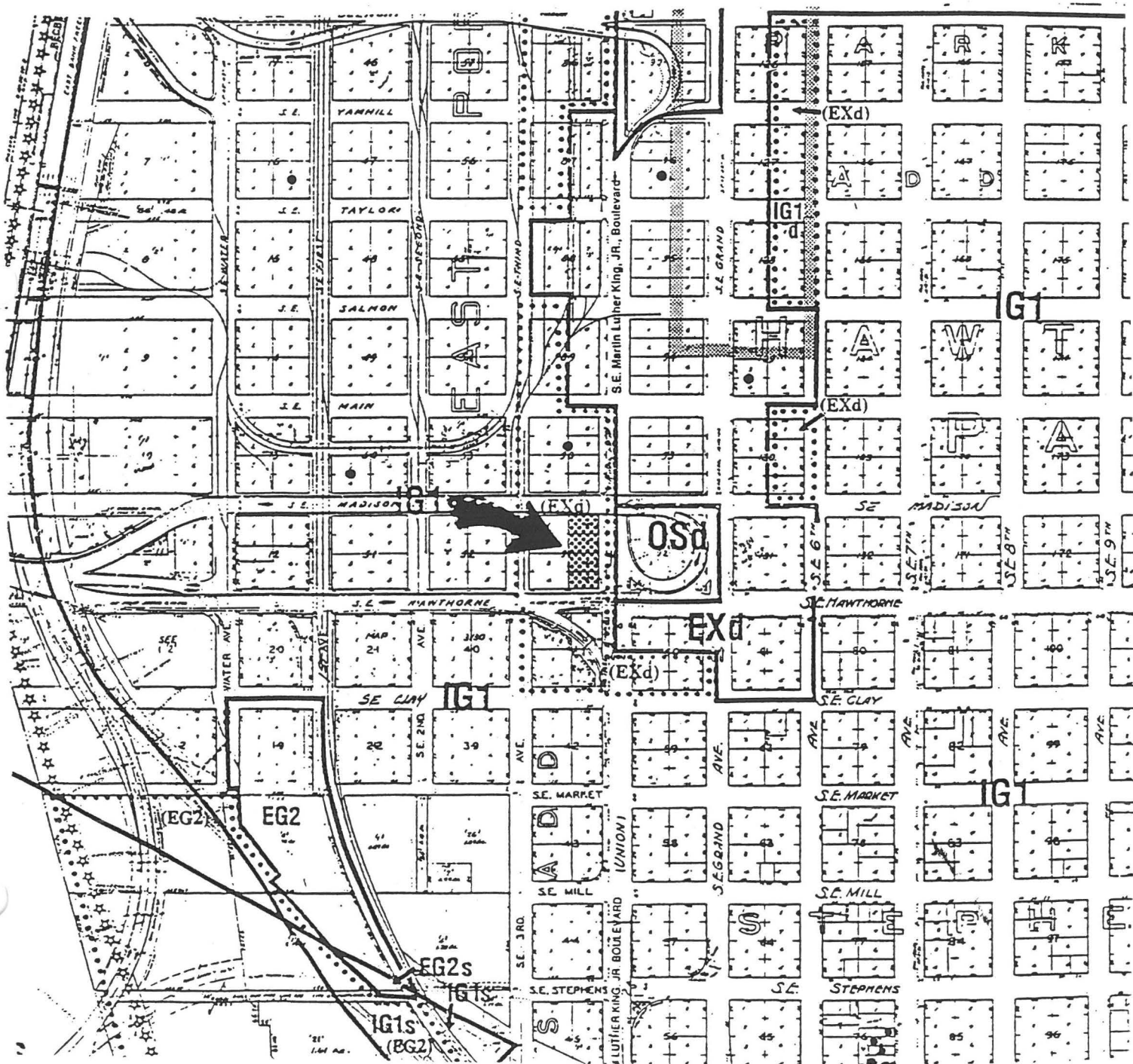
Lots 5-8, Block 91, East Portland

Map: 3130

Neighborhood:

CEIC, Buckman, Hosford-Abernethy

School District: Portland





CENTRAL EASTSIDE INDUSTRIAL COUNCIL

Mail: P.O. Box 14251, Portland, OR 97293-0251 - Office: 516 S.E. Morrison, Ste. 221
Ph: (503) 232-1012 - Fax: (503) 232-1045

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Stark's Vacuum Cleaners
Sales & Service

Greg Wentworth (1996)
Wentworth Chevrolet/Subaru

Executive Director

Clark E. Schenkenberger

April 17, 1997

Hearings Officer, City Auditor's Office
CITY OF PORTLAND
1120 S.W. 5th, Rm. 1017
Portland, OR 97204

Re: Case# RELUR9700131ZC

Enclosed please find the Central Eastside Industrial Council's stated position on the zone change in conformance with the Comprehensive Plan in regards to the proposed Men's Homeless Shelter on the Eastside.

The Central Eastside Industrial Council is the acknowledged business coalition for the area in which this shelter is to be sited.

We will appreciate a copy of the decision be sent to James Nicola, President, Central Eastside Industrial Council, at P.O. Box 14251, Portland, OR 97293-0251.

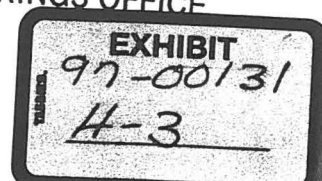
Sincerely,

A handwritten signature in cursive script, appearing to read "Clark E. Schenkenberger".

Clark E. Schenkenberger
Executive Director

Encl: Copy of CEIC Position Statement

RECEIVED
APR 18 1997
HEARINGS OFFICE





Buckman Community Association

939 SE 17th Ave Portland, OR 97214-2631

503-235-7082

Andrew Eisman
Chair

Cynthia Milbradt
Vice-Chair

Tom Baker
Secretary

Gyokuko Carlson
Treasurer

Roger Burt
Safety and Livability

Michael Teahan
Land Use

Anne Hughes
News Letter

Ann Bowling
Don MacGillivray
At-Large Officers

City of Portland
Bureau of Planning
Portland, OR 97204

April 21, 1997

RE: File No. LUR 97-00131 ZC

The Buckman Community Association is opposed to the zoning change for the property being considered under file no. LUR 97-00131 ZC (the City's site for the East Side Men's Homeless Shelter). We feel the use of this property would be inappropriate for the community. The siting process did not follow Portland Development Commissions (PDC), own guidelines. And additionally, the site is contaminated, (containing 3 underground storage tanks)- thus needing an Environmental Impact Report before construction.

The site inappropriate for many reasons. The site is not safe for this type of use. The area is isolated and has poor pedestrian access. The neighborhood already hosts a majority of social service agencies for the entire City of Portland.

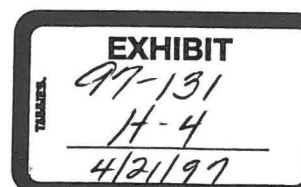
In a letter from the project director, David Nemo, dated July 10, 1996 he states that the PDC's siting task force will be responsible for selecting 2 sites, from which PDC will choose a site. This was not the process used to select this site. The task force never selected any site. So the site is not the result of a legitimate community process and does not have the endorsement of any Neighborhood Association.

This site is potentially an Environmental hazard if developed. With underground storage tanks, and possible ground water contamination, this site should be examined more thoroughly before development or zoning changes are made. The City's own requirements for a site required a toxic free site. Development should not be allowed

The Buckamn Neighborhood Association strongly advises the Bureau of Planning not to grant the zoning change requested by the Portland Development Commission.

Sincerely,

Andrew Eisman
Chair, BCA



DELIVER TO: David Nemo, Portland Development Commission
FAX #823-3368

FROM: _____

On January 29, 1996, the Men's Housing Facility Programming Task Force considered the following alternative recommendations. This is a record of my support or non-support for each alternative (you may support more than one/each one of Option 1-4 if you wish).

OPTION

1. Model A

Support **Not Support**

- Develop 90 new permanent housing units.
- Utilize existing housing facilities for 90 temporary units.
- Convert Glisan Street Center to 90 bed shelter.

2. Model B

Support **Not Support**

- Develop 90 new permanent housing units.
- Utilize existing housing facilities for 90 temporary units.
- Convert Glisan Street Center to 45 bed year-round shelter.
 - additional winter capacity of 45
- Develop new 45 bed year-round shelter.
 - additional winter capacity of 45

3. Model B-1

Support **Not Support**

- Develop 90 new permanent housing units.
- Utilize existing housing facilities for 90 temporary units.
- Convert Glisan Street Center to 45 bed year-round shelter.
- Develop new 45 bed year-round shelter.

4. Model B-2

Support **Not Support**

- Develop 90 new permanent housing units.
- Utilize existing housing facilities for 90 temporary units.
- Convert Glisan Street Center to 45 bed year-round shelter.
 - additional winter capacity of 45
- Develop new 45 bed year-round shelter.
 - additional winter capacity of 45
- Funds used to develop and operate new housing facilities will not compete with or deplete other sources of funds for affordable housing development or housing services.

5. Of these two Models, which would you prefer —

- Model A (number 1 above)
- Model B-2 (number 4 above)

ADDED
DURING
THE
LAST
MEETING

EXECUTIVE SUMMARY

At the direction of the Portland City Council, the Portland Development Commission assembled a diverse task force of experts and community partners — representing Central City neighborhoods and businesses, public policy and funding agencies, and homeless housing/service providers and advocates — to study and recommend what type of facilities for single adult men the city should develop outside of the River District to replace the temporary homeless shelter at Union Station; and to complete implementation of the Shelter Reconfiguration Plan.

The **Men's Housing Facility Programming Task Force** held four meetings between November 1995 and January 1996 during which they reviewed the *City/County Housing and Service System Plan for Homeless Single Adults*, the *Shelter Reconfiguration Plan*, community and neighborhood impacts and concerns and a recommended programming option offered by the Multnomah County Community Action Commission.

The result of their review and discussion of this information was overwhelming support for a recommendation to:

1. **Develop 90 new affordable housing units to serve as permanent housing for formerly homeless single adults.**
2. **Utilize 90 existing affordable housing units as temporary housing for single men.**
3. **Convert the Glisan Street Facility to a year-round 45 bed men's basic shelter, with winter capacity of 90.**
4. **Site and develop in Portland's Central Eastside a year-round 45 bed men's basic shelter, with winter capacity of 90.**
5. **Implement items 1-4 of this recommendation with the assurance that funds used to develop and operate these specific housing facilities will not compete with or deplete other sources of funds for affordable housing development or housing services.**

The Task Force noted that this model would lessen the impact on any single neighborhood, and that two shelters would provide the system with some flexibility regarding programming and potential capacity for winter shelter.

The major disadvantage noted was the cost of development and ongoing operations of a second men's shelter.

Buckman Community Association
314 SE 15th Ave
Portland, OR 97214

June 1, 1996

The Honorable Vera Katz
City Hall
1220 SW 5th Ave
Portland, OR 97204

Re: Men's Housing Facility Programming Task Force Final Report

Dear Mayor Katz:

Members of the Buckman Community Association have concerns about the Men's Housing Facility Programming Task Force Final Report that we wish to bring to your attention prior to the City Council hearing on the Report scheduled for Wednesday, June 5.

INCREASED COSTS: The recommended two-shelter program will cost substantially more than the one-shelter program, in both development/construction and annual operating costs.

TASK FORCE VOTE IMPROPERLY IMPLEMENTED: The Task Force voted to support the two-shelter program only '...with the assurance that funds used to develop and operate these specific housing facilities will not compete with or deplete other sources of funds for affordable housing development or housing services,' (Final Report, page 1). If such assurance could not be provided, then the vote was to automatically revert to support the less expensive one-shelter program.

No such assurance has been provided. Therefore, it is improper that the two-shelter program remains as the recommendation of the Task Force.

FAULTY ASSUMPTION OF NEED FOR AN EAST SIDE SHELTER: On page 8, the Final Report lists an advantage of the two-shelter program as, 'Can address homeless camper's issues.' Homeless campers are a significant issue in our Neighborhood, and our Neighborhood Association has devoted considerable effort to this problem in recent years. Our experience has led us to conclude that the vast majority of homeless campers are persons who refuse to participate in any organized shelter or constructive rehabilitation program. Therefore, an east side shelter would have little or no impact on this significant Buckman Neighborhood problem. Homeless camping relief can not be used to justify the more expensive two-shelter program.

HISTORICAL UNDERSTANDING: The Buckman Community Association supported the east side location of the new Women's Housing/Shelter program, construction of which will soon begin at 11th and E. Burnside. Our support was given only with the clear understanding that the Buckman Neighborhood would not be considered in future siting of new locations for social service agencies and related programs. Now, even before ground breaking for the new Women's project has occurred, the Buckman Neighborhood is once again faced with the possibility of yet another new program siting, one which could have significant impact on the livability of our Neighborhood.

TASK FORCE REPORT NOT SUPPORTED: For all of these reasons, the undersigned Buckman Community Association Board Members do not support the recommendation of the Task Force Final Report or the means by which the recommendation was reached. Further work is needed to arrive at a valid recommendation that will meaningfully resolve homelessness problems as well as Neighborhood livability issues. Finally, we are expressing our concern that these public housing funds be expended in a judicious manner.

Thank you for your consideration of our views.

Sincerely,

ORIGINAL
SIGNED BY ALL

Melissa Stewart, Chair
Buckman Community Association

Cynthia Milbradt, Chair
Land Use

Roger Burt, Chair
Livability and Safety

Anne Hughes
Livability and Safety

Andy Eisman
Liaison, SE Uplift



CENTRAL EASTSIDE INDUSTRIAL COUNCIL

P.O. Box 14251 • Portland, Oregon 97293-0251 (503) 232-1012 • Fax (503) 230-2974

December 19, 1995

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Hall Tool Co.

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Merchants Paper Co.

Treasurer

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Wells Fargo

Chairman of the Board

Worth Caldwell (1995)
Caldwell Colonial Chapel

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Lorentz-Bruun Construction

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Brothers

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the Columbia-Willamette

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The Moore Company

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Pacific Coast Fruit Co.

Bob Rogers (1996)
Robert R. Rogers Co.

Jim Stark (1995)
Stark's Vacuum Cleaners
Sales & Service

Greg Wentworth (1996)
Wentworth Chevrolet/Subaru

Executive Director
Clark E. Schenkenberger

CEIC POSITION REGARDING COMPLETION OF HOMELESS SINGLES RECONFIGURATION PLAN

"Whereas, the Central Eastside Industrial Council has supported the women's facility which is now in development at 11th and East Burnside.

Whereas, the North River District has accepted the facility for chronically mentally ill persons that is undergoing land use review.

Whereas, Portland has stood by its commitment to close the mass dormitory style shelter at 3rd and East Burnside.

Whereas, Portland and Multnomah County recognize that a facility must serve to move people back into the community and not as "cheap housing".

We resolve to support the following position:

- 1) A 45 bed stand alone facility be developed in the near-in eastside; near, but not facing, a commercial corridor.
- 2) Funds for 90 units of permanent housing be secured and used by the City in cooperation with private property owners to develop a variety of projects with mixed rents in such a way as to develop at least 90 units of affordable housing.
- 3) A formal plan for winter overflow is developed utilizing public and private facilities."

Adopted by the CEIC Board of Directors by unanimous resolution on December 19, 1995.



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.



THE WESTWIND GROUP

12555 High Bluff Drive, Suite 120 • San Diego, California 92130 • (619) 481-3200 • (619) 481-6471 Fax

April 18, 1997

Via Facsimile (503) 823-7800

Nan Stark
City Planner
City of Portland
Bureau of Planning
1120 S.W. 5th, Room 1002
Portland, Oregon 97204-1996

Subject: Proposed Men's Homeless Shelter at 1403-1415 and 1427 SE Martin Luther King, Jr.
Boulevard at Hawthorne

Dear Ms. Stark,

The Westwind Group owns and operates the Burger King restaurant located at 1525 S.E. Grand Avenue, directly across the intersection of SE Clay and Martin Luther King, Jr. Boulevard from the proposed shelter. Though The Westwind Group supports these facilities in the community, we are concerned with the administration and supervision of this particular facility. Our restaurant serves a diversified customer base that includes a high volume of families from the local area. We work hard to maintain a family atmosphere at the restaurant and are protective of our customers safety and security. The proximity of this facility to the restaurant warrants a high degree of regulation so tenants of the shelter do not create an atmosphere outside the restaurant that is uncomfortable to families.

We truly believe that these facilities should be situated in the industrial areas of the City where impacts are minimized due to the hours of operation of industrial uses and the nonexistence of families. Should the City of Portland decide to approve this land use, I trust that the facility will be operated in a manner to eliminate all potential negative impacts on surrounding land uses. Concurrently, we will keep you informed of any negative incidents occurring that are the result of the shelter being developed and operated in this area.

Please send me a copy of the City's land use decision and the City's proposed "Good Neighbor Plan".

Respectfully,



Larry Lazar
Vice President - Development

cc: Michael L. Strauss
William Ostrie

llazar/or/stark1.doc
4/18/97

EXHIBIT

97-131
H-5
4/21/97

CC: LARRY
RECEIVED
FEB 25 1997
NECO
PLEASE REPLY TO P.O. BOX
TELEPHONE (503) 777-547
FAX (503) 777-8564

**REEVES, KAHN & EDER
ATTORNEYS AT LAW**

P.O. BOX 86100
4035 S.E. 52ND AVENUE
PORTLAND, OREGON 97286

H. PHILIP EDER
PEGGY HENNESSY*
GARY K. KAHN*
J. KRISTEN PECKNOLD
MARTIN W. REEVES*

*Also Admitted
in Washington

February 24, 1997

Roger E. Burt
The Private Industry Council
3034 N.E. Martin Luther King Blvd.
Portland, Oregon 97212

Re: Eastside Homeless Men's Facility

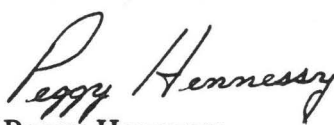
Dear Roger:

I enjoyed meeting with you last week and learning more about the problems with siting the above facility. Rachel Silverman said that the project still has to go through two land use proceedings. However, the scope will be rather limited. According to Ms. Silverman, the zone change is merely to bring the zoning map into conformity with the comprehensive plan. Then, there will be a conditional use process to determine appropriate conditions.

In case you do not have them, I am enclosing copies of the public participation plan and the contact list I received from Ms. Silverman. Please let me know if I can be of any further assistance.

Very truly yours,

REEVES, KAHN & EDER


Peggy Hennessy

PH:nh
enclosures

e:\data\ph\burt\burt.ltr



CITY OF

PORTLAND, OREGON

BUREAU OF HOUSING AND
COMMUNITY DEVELOPMENT

Gretchen Kafoury, Commissioner
Steven D. Rudman, Director
808 S.W. 3rd, Suite 600
Portland, Oregon 97204
(503) 823-2375
FAX (503) 823-2387

EASTSIDE HOMELESS MEN'S FACILITY PUBLIC PARTICIPATION PLAN

Public participation will involve three finite committees: a design advisory committee, a good neighbor plan committee, and a storefront advisory committee. If you have questions and/or are interested in any of these committees, please contact Rachael Silverman at 823-2378.

Design Advisory Committee

Goal: To advise the Housing Authority of Portland regarding the exterior design of the shelter.

Time line: Must be completed no later than March 31, 1997.

Structure: Committee will make decisions related to the exterior of the building. Because of consultants involved, meetings must be during business hours. Committee members will meet biweekly.

Committee members: At a minimum include neighborhood/business association leaders, neighbors, Multnomah County, Portland Development Commission, shelter users.

FIRST MEETING PROPOSED FEBRUARY 26.

Good Neighbor Plan Committee

Goal: To develop a good neighbor plan which will be acceptable to neighbors, neighborhood and business associations, and Multnomah County; To establish a good neighbor advisory committee to monitor the plan after it is developed.

Time line: April 1, 1997 - June 30 1997

Structure: Committee members will meet, discuss and negotiate elements of a good neighbor plan. Meetings could happen either during the work day or in the early evening. Meetings will be biweekly.

Committee members: At a minimum include neighborhood/business association leaders, neighbors, Housing Authority of Portland, Multnomah County, Portland Development Commission, police, shelter users.

Storefront Advisory Committee

Goal: To advise the Housing Authority of Portland of potential uses for the storefront space

Time line: April 1 1997- March 1998

Structure: Up to the group. Could include subcommittees researching different options, public workshops, guidance from economic development experts, ongoing meetings. Process needs to be designed by those interested in participating.

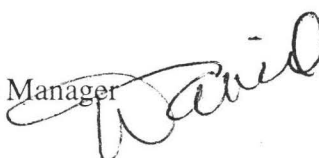
Committee Members: Whoever is interested. Members will likely be from neighborhood/business associations, local non-profit agencies, Multnomah County, Portland Development Commission, neighbors, police.

MEMORANDUM

DATE: July 9, 1996

TO: Men's Eastside Shelter Siting Advisory Task Force

COPIES: Interested Community Partners and Organizations
[Please call Terry Simmons at #823-3391 to be added/deleted from distribution list.]

FROM: David Nemo, Project Manager
(dbn96.067) 

SUBJECT: **PROJECT AND PROCESS ORIENTATION**

Carl B. Talton
Chairman

Gale Castillo
Commissioner

John D. Eskildsen
Commissioner

Vern B. Ryles
Commissioner

E. Kay Stepp
Commissioner

Upon City Council's action on June 5, and with intervening identification of Task Force members by various organizations (see attached Task Force Roster), we are now ready to begin the siting phase of the project to develop a new permanent men's shelter facility. This will complete implementation of the Shelter Reconfiguration Plan.

Per our phone survey of Task Force members over the past couple of weeks regarding a convenient meeting time, I can now confirm that our first meeting will be —

Tuesday, July 16

5:15 pm - 7:00 pm

Goodwill Industries Board Room

1943 SE 6th Ave. (enter through Administrative Offices)

The Project —

Vera Katz
Mayor

Janet S. Burreson
Executive Director

Main Office
1120 S.W. Fifth Avenue
Suite 1100
Portland, OR 97204
503/823-3200
FAX 503/823-3368

Eastside Office
1425 N.E. Irving
Suite 200
Portland, OR 97232
503/823-3400
FAX 503/823-3435

TDD 503/823-6868

In July 1995, the City Council designated PDC as the lead agency to manage the siting and development of a permanent men's shelter facility to replace, in part, the temporary homeless shelter located at Union Station. **A Men's Housing Facility Programming Task Force** worked for several months on this assignment, releasing a final report and recommendations in March (see attached *Executive Summary*; contact me if you don't already have, and want, the full report).

On June 5, after reviewing and considering the Programming Task Force recommendations, the City Council passed Resolution No. 35523 which directed PDC 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



The Council previously had established that the temporary men's homeless shelter at Union Station would close by March 1998. This gives us just over 19 months to site, design and construct the new replacement facility, which, like the existing Glisan Street Service Center, will provide 45 year-round emergency shelter beds to meet the capacity guidelines for the Shelter Reconfiguration Plan and an additional year-round overflow capacity of 45 beds.

The Process —

The purpose of the **Men's Eastside Shelter Siting Advisory Task Force** will be to assist staff from PDC and the Bureau of Housing and Community Development in analyzing potential development sites for a men's homeless shelter.

Staff has completed a property inventory of the Central Eastside (see attached) and identified several potential sites (selected because they were either vacant, for sale, undeveloped or underutilized) which meet the **threshold criteria** of being properly zoned (EX, CG, CX) and **≥ 10,000 sq. ft.**

This list will serve as the beginning point of our site analysis and selection process. Properties may be added or dropped from this list as information changes throughout this process; so if you have any suggestions, please feel free to bring them to my attention at any time.

The work of the Task Force will be to:

1. Review Selection Criteria (At first meeting on July 16) —

This exercise will establish criteria by which to assess potential study areas and individual sites.

Please review the attached draft Selection Criteria and return comments prior to the first meeting.

2. Apply the Selection Criteria to the property inventory and identify siting study areas (At first meeting on July 16; continued on July 30 if necessary) —

Using the Selection Criteria:

- a. Identify 2-3 geographic study areas (i.e., a four block area with several potential sites) that most satisfy the *programming criteria*.
- b. Determine if any identified study area should be favored or excluded based on the *neighborhood criteria*.
- c. Within each remaining study area, identify the two most desirable sites.

The result of this exercise will be identification of 2-3 different study areas — any of which would be acceptable according to the Selection Criteria — and identification of 2 potentially feasible sites within each study area, either of which would be acceptable according to the Selection Criteria.

3. Review selected site development concepts (August 27) —

For each of the 4-6 identified sites, staff and consultants will prepare:

- a. An architectural design concept to determine if and how the desired building spaces could be accommodated on the site, and how the facility would relate to neighboring buildings.
- b. A development budget for the specific site and building.

The Task Force will review these development concepts and scenarios and offer a recommendation on the 'most desirable/feasible' site(s).

Throughout this process, PDC will be entering into a dialogue with property owners of potential sites and seeking an *Option to Purchase* on the emerging desirable sites. When the Task Force has completed their work and provided their recommendation (item #3), PDC will proceed to complete pre-development and due diligence activities on the favored site(s).

Presuming one site, a willing seller, and no major environmental problems, PDC would then proceed to acquire the property for development. If more than one site is being considered or if negative issues arise related to property acquisition or development feasibility (i.e., environmental problems) PDC would evaluate the situation and decide whether to pursue the favored site or an alternate site.

Out of respect for your time and willingness to participate on this Task Force — and a need to move this project along fairly quickly — I am proposing a short and admittedly aggressive schedule for this phase of the project (which we can adjust at our first meeting, or subsequently as necessary).

- | | | |
|-----------|-------------------------------|-----------------------|
| 1. | July 16 | 5:15 P.M. - 7:00 P.M. |
| 2. | July 30 (If Necessary) | 5:15 P.M. - 7:00 P.M. |
| 3. | August 27 | 5:15 P.M. - 7:00 P.M. |

On behalf of the City of Portland I thank you for agreeing to serve on this Task Force, and look forward to working with you over the next few months. If you have any questions about this project or the information I have provided you in preparation for our first meeting, please don't hesitate to give me a call at 823-3214.

Eastside Men's Homeless Shelter

Siting Advisory Task Force

DATE: July 9, 1996

SUBJECT: SITE SELECTION CRITERIA

The establishment and application of *Site Selection Criteria* for identification of preferred sites for a Men's Homeless Shelter represents an effort to overlay some rational reasoning with available data to the process of selecting suitable sites. In large part, the basis for the following criteria originates from the *Report and Recommendations* prepared by the **Task Force On Strategies For Fair Housing** prepared in June 1993.

In drafting a Location Policy (subsequently adopted by City Council in December 1993) the Fair Housing Task Force emphasized an approach to siting of housing for low-income people which integrated such housing throughout the community while balancing the needs of all involved. With respect to the siting of homeless shelters, the key objectives of the location policy are to:

- Discourage the concentration of homeless facilities and special needs housing in any one neighborhood.
- Ensure that shelters are located with access to transportation and services.

A major element of the Location Policy was the revision of city zoning codes to more clearly delineate where shelters are allowed or not allowed (i.e., application of above cited objectives), and in most cases 'streamlining' the siting and development process where shelters are allowed.

We have, therefore, used the zoning code as one of two **threshold criteria** which potential sites within the Central Eastside Plan District must meet in order to be considered at this time.

The other two categories of the Selection Criteria — programming and neighborhood — represent factors relevant to the 'balancing' that must be done between the needs of the program and the concerns of the neighborhood in selecting a shelter site.

A. Threshold Criteria —

1. **Zoning** A shelter of 26 - 100 beds is an allowed use in the following zones, subject to conditions:

EX — Central Employment
CG — General Commercial
CX — Central Commercial
2. **Size** At least 10,000 sq. ft. (equivalent to two typical lots)

B. Programming Criteria — Location factors which are essential or supportive to successfully providing services and meeting program objectives at the shelter.

1. **Client Access** — The facility should be sited at a location which is relatively convenient to locations providing services or resources for shelter clients such as:
 - a. employment opportunities, counseling, training, etc.
 - b. drug and alcohol treatment services
 - c. transitional and permanent housing
 - d. public agency social services (e.g., social security, welfare)
 - e. private social services (e.g., food, clothing, church)
2. **Client Safety** — The facility should be sited at a location which is relatively easy and safe for potential and current clients to reach, and to travel to service and resource locations.

C. Neighborhood Criteria — Location factors which might create either positive or negative impacts on the immediate or general surrounding neighborhood.

1. Proximity to locations of other facilities where services are provided to clients.
2. In an area where a new or renovated attractive facility can become a positive neighborhood asset and contribute to district revitalization plans.

Eastside Men's Homeless Shelter

Siting Advisory Task Force

Member

Representing

Larry Conrad

Kerns Neighborhood Association

Roger Burt

Buckman Community Association

Donna Forsberg

Hosford-Abernathy Neighborhood Development

Rick Parker

Central Eastside Industrial Council

Greg Wentworth

Central Eastside Industrial Council

Ken Johnson

Central Eastside Industrial Council

Neal Beroz

Housing and Community Development Commission

Dan Bravin

Homeless Advisory Committee

Rob Tucker

Housing Authority of Portland

Multnomah County Community Action Commission

Staff

David Nemo

Portland Development Commission (823-3214)

Rachael Silverman

Bureau of Housing and Community Development (823-2378)

Peter Finley Fry

Consultant

EXECUTIVE SUMMARY

At the direction of the Portland City Council, the Portland Development Commission assembled a diverse task force of experts and community partners — representing Central City neighborhoods and businesses, public policy and funding agencies, and homeless housing/service providers and advocates — to study and recommend what type of facilities for single adult men the city should develop outside of the River District to replace the temporary homeless shelter at Union Station; and to complete implementation of the Shelter Reconfiguration Plan.

The **Men's Housing Facility Programming Task Force** held four meetings between November 1995 and January 1996 during which they reviewed the City/County *Housing and Service System Plan for Homeless Single Adults*, the *Shelter Reconfiguration Plan*, community and neighborhood impacts and concerns, and a recommended programming option offered by the Multnomah County Community Action Commission.

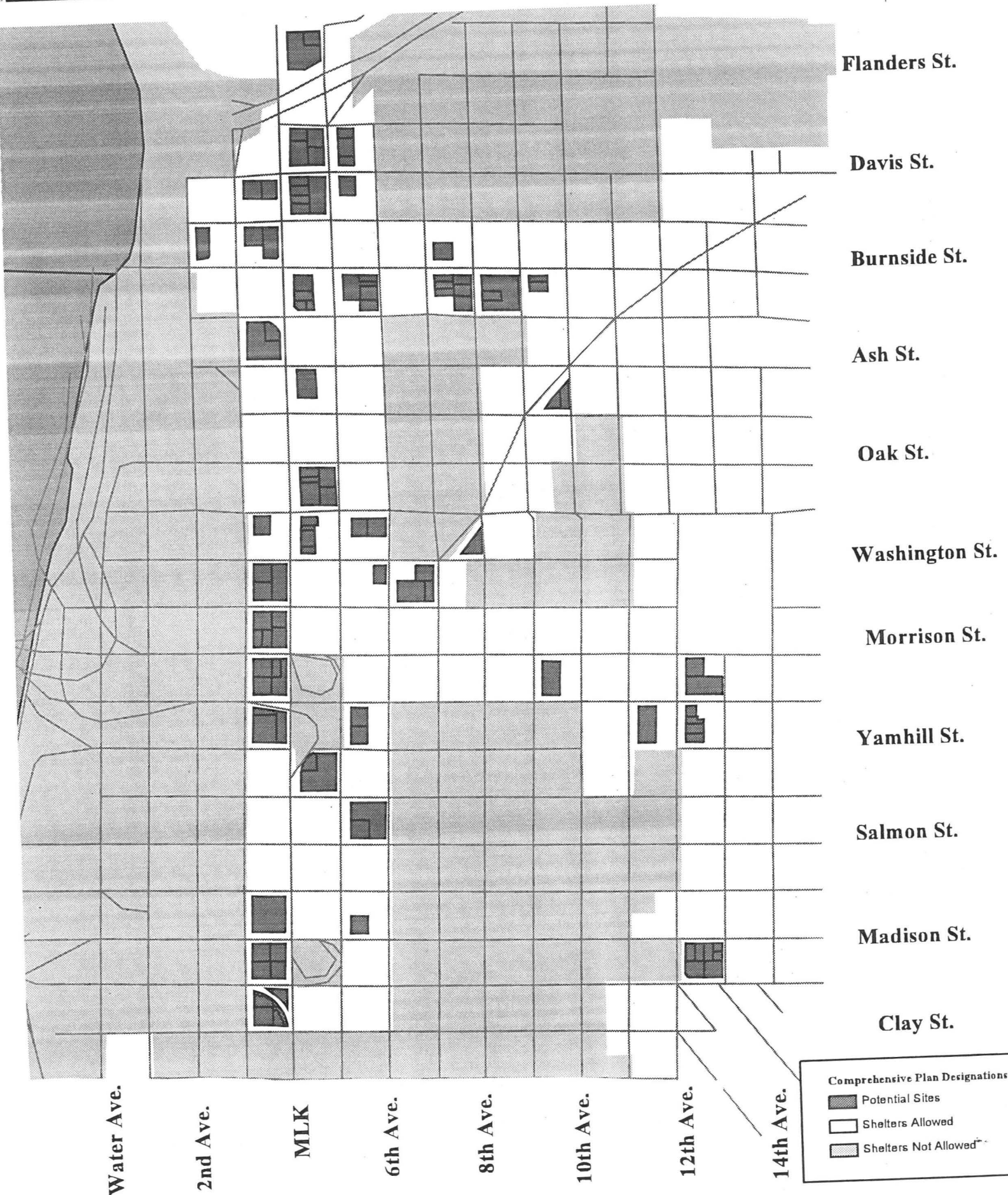
The result of their review and discussion of this information was overwhelming support for a recommendation to:

- 1. Develop 90 new affordable housing units to serve as permanent housing for formerly homeless single adults.**
- 2. Utilize 90 existing affordable housing units as temporary housing for single men.**
- 3. Convert the Glisan Street Facility to a year-round 45 bed men's basic shelter, with winter capacity of 90.**
- 4. Site and develop in Portland's Central Eastside a year-round 45 bed men's basic shelter, with winter capacity of 90.**
- 5. Implement items 1-4 of this recommendation with the assurance that funds used to develop and operate these specific housing facilities will not compete with or deplete other sources of funds for affordable housing development or housing services.**

The Task Force noted that this model would lessen the impact on any single neighborhood, and that two shelters would provide the system with some flexibility regarding programming and potential capacity for winter shelter.

The major disadvantage noted was the cost of development and ongoing operations of a second men's shelter.

**Portland Development Commission
Men's Homeless Shelter Potential Site List, 1996**



Source: RLIS Database, 1996.

June 6, 1997

Andrew Eisman, Chair
Buckman Community Association
939 SE 17th
Portland, Oregon 97214

**RE: Letters to Portland City Council dated June 5, 1997
and June 5, 1997**

Dear Andy:

Please be so kind as to provide me the specific details as to who provided the information and when it was provided to the Buckman Community Association (BCA) that precipitated the allegation that BCA received "erroneous or misleading information regarding the frequency of incidents requiring intervention at the Single Homeless assessment Center (SHAC)."

When we spoke on June 5, 1997, we had agreed that, in fact, BCA had not received any erroneous and misleading information.

As I pointed out, the information, that you apparently become only recently aware of, was presented in our application dated February 14, 1997 and at the hearing on April 21st.

This information has been available in the public record for over three months. A representative of BCA was at the hearing when this information was presented and discussed.

While we may disagree about issues, I thought that we had agreed that integrity was important.

Please provide the specific details as soon as possible as apparently something else occurred to you after our conversation.

Thank you.

Sincerely,



Peter Finley Fry AICP,
Applicant's Representative
LUR 97-00131 ZC

cc Rob Tucker, Housing Authority of Portland



CITY OF
PORTLAND, OREGON
OFFICE OF PUBLIC UTILITIES

Jim Francesconi, Commissioner
1220 S.W. Fifth Avenue
Portland, Oregon 97204
(503) 823-3008
FAX: (503) 823-3017

January 27, 1997

Roger Burt
Buckman Community Association
939 SE 17th Avenue
Portland, Oregon 97214-2631

Dear Roger,

Thank you for your note of January 16. As you're aware, I did have concerns - especially in the wake of Measure 47 - about the Eastside Shelter's operating costs. I have been assured by Commissioner Kafoury that she will follow up with the County to make sure that we have a clear and firm agreement about the County's responsibilities.

I was also very aware of Buckman's concerns about the siting. Therefore, I took some time to visit the existing shelter on Glisan Street. I was very impressed with Bob Eaton and the staff there. My hope and belief is that the new Eastside Shelter will be run in the same professional manner. To that end, I want to be involved in working with you and other residents to insure that a strong Good Neighbor Agreement is crafted - and that there is a clear monitoring process.

I am well aware that there were very strong emotions in the community about the siting of the new facility. I believe that Buckman community raised some legitimate issues. On a personal note, I just want to thank you, Ann Hughes, Andrew Eisman and all those involved in the Neighborhood Association for helping to keep the tone of the debate civil.

Thank you again for your thoughts. I valued your participation in this discussion.

Very truly yours,


JIM FRANCESCONI
COMMISSIONER
Office of Public Utilities
JF:KJG/pc



Parks • Neighborhoods • Planning • Transportation

Charlie Hales
Commissioner, City of Portland

Phone: 503/823-4682
FAX: 503/823-4044
e-mail: hales@europa.com
<http://www.europa.com/~hales>

Buckman Community Association
314 SE 15th Ave.
Portland, OR 97202

July 10, 1996

Thank you for your letter expressing your concerns over the recommendations of the Men's Housing Facility Programming Task Force. I am sorry for the delay in my response and as you know I and my fellow city commissioners have already voted to accept the Task Force's recommendations and to budget the funds necessary to complete the implementation of the Shelter Reconfiguration Plan. Nonetheless, I wanted to respond to your specific points of criticism about the Task Force's recommended plans.

First, I share your concern over the issue of whether or not the costs of developing and operating these new homeless facilities and services will compete or deplete other funds now set aside for the development of affordable housing. However, I am concerned for different reasons. I am not so much opposed to building two facilities as I am concerned about Multnomah County's willingness to uphold its obligation to pay for the operations of homeless facilities. I am also dismayed that the City Council was never given the opportunity to discuss why the construction of homeless shelters and transitional housing should not be considered part and parcel of the City's new effort to develop affordable housing units in the City.

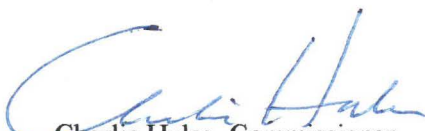
Second, I agree that the number of new homeless shelters built will have no direct impact on the City's homeless camping situation.

Third, I feel it is premature for your association to assume that the next shelter will be built in your neighborhood since a process for selecting a site has yet to even begin.

Finally, I respect your opposition to the Task Force Report and, as I have noted above, I share some of your concerns. However, I feel that the importance of moving forward with the completion of the City's Shelter Reconfiguration Plan is paramount at this time.

Once again, I thank you for your interest in this important issue and your patience in waiting for my tardy response. If you have any questions, please feel free to call my office at 823-4682.

Sincerely,



Charlie Hales, Commissioner

→ Controversial process

Mike Maloney
John Kuylenstierna
SEP 1997

Shack is isolated from an industrial park
↳ next to police station, among the
wounded about the people who don't get in

Relocated
County 2001
↳ sit same
place
↳ Buckman



Buckman Community Association

939 SE 17th Ave Portland, OR 97214-2631 503-235-7082

Andrew Eisman
Chair

Portland City Council
East Side Homeless Mens Shelter

Jan 15, 1997

Cynthia Milbradt
Vice-Chair

My name is Andrew Eisman and I'm the chair of the Buckman Community Association and recipient of the Mayor's Spirit of Portland Award. I first want to make it clear the Buckman Community Association is deeply concerned about homelessness.

Support received for my work
with issues surrounding the
homeless pop in Buckman

Tom Baker
Secretary

We do not believe that solutions to this problem should continually be put on the backs of one of the Portland's poorest neighborhoods. A neighborhood that for many years has had the most significant share of the burden for shelters, low income housing, Parole Offices, group homes for young felons and many other social service agencies. *If the project is going to be so successful in the eyes of the rest of the community, why are they not fighting to keep it in their community?*

Gyokuko Carlson
Treasurer

This siting process has been driven by the secret agreements with the East and West side business groups and not by the Neighborhood Associations. This process has been a disgrace to a City that supposedly has a functional model of Neighborhood Associations. ~~The only people being served by this project are the powerful downtown business interests and not the homeless population of this city.~~

Roger Burt
Safety and Livability

Michael Teahan
Land Use

Anne Hughes
News Letter

Ed Lyle
Don MacGillivray
At-Large Officers

I have some real concerns about site 4:

Roger Shields
Candidate for Portland City Council

a: The "Siting Task force" did not provide PDC with the direction to choose site 4. They were not allowed to vote or reach consensus. The only informal poll did not result in Site 4 as a selection. I would recommend that the City Council poll task force members and see what they truly would have recommended.

b: Site 4 is dangerously close to a battered women's shelter, I know this, because this shelter is a client of mine. *not a police station like the street.*

myself...
issues

c: Siting and building a shelter at site 4, one block out of the Cities defined "Impact area" is clearly not in the spirit of a law the City voted in place to protect this low income neighborhood. *that is a part of the Fair Housing Act.*

Fair Housing Act

There are many alternatives that can be considered but the time frame and process defined by the City and Business interests, not the Neighborhood Association, prevents discussions.

myself go good
would be...
depression...
side

The Buckman Community is truly interested in projects to help homeless people and believes it can be accomplished to the benefit of both the homeless and the surrounding community, not at its expense. In this time of fiscal constrains, it is particularly important to not fund such poorly planned and executed programs.

single shelter coming - where Olson street is a road by light rail.

Sincerely,

Andrew Eisman

Relocate Temp shelter in 15 camp.
Propose CBTC to
buyers to appropriate define
A site a program.
require mix of low income housing above
storehouse!

- call for Delay - Lack of operable funds.
no development on west side require mix of low income housing above

161425-15

Amendments adopted January 23, 1995
REACH Community Development, Inc.

Article III is amended to read as follows:

"The mailing address where the Corporation Division may send notices is 1135 S.E. Salmon Street, Portland, Oregon 97214."

Article V, paragraph A is hereby amended to read as follows:

"The business affairs of the corporation shall be managed by a Board of Directors, each member thereof individually to be referred to as a Director. The Board of Directors shall consist of a minimum of eleven (11) and a maximum of nineteen (19) directors, such exact number to be fixed by resolution of the Directors from time to time."

Eastside Men's Homeless Shelter -Sites Under Consideration-

Site #7
Between Oregon
and Holladay
off of Steel Bridge

Site #1
400 Block of Glisan
Between Grand
and MLK

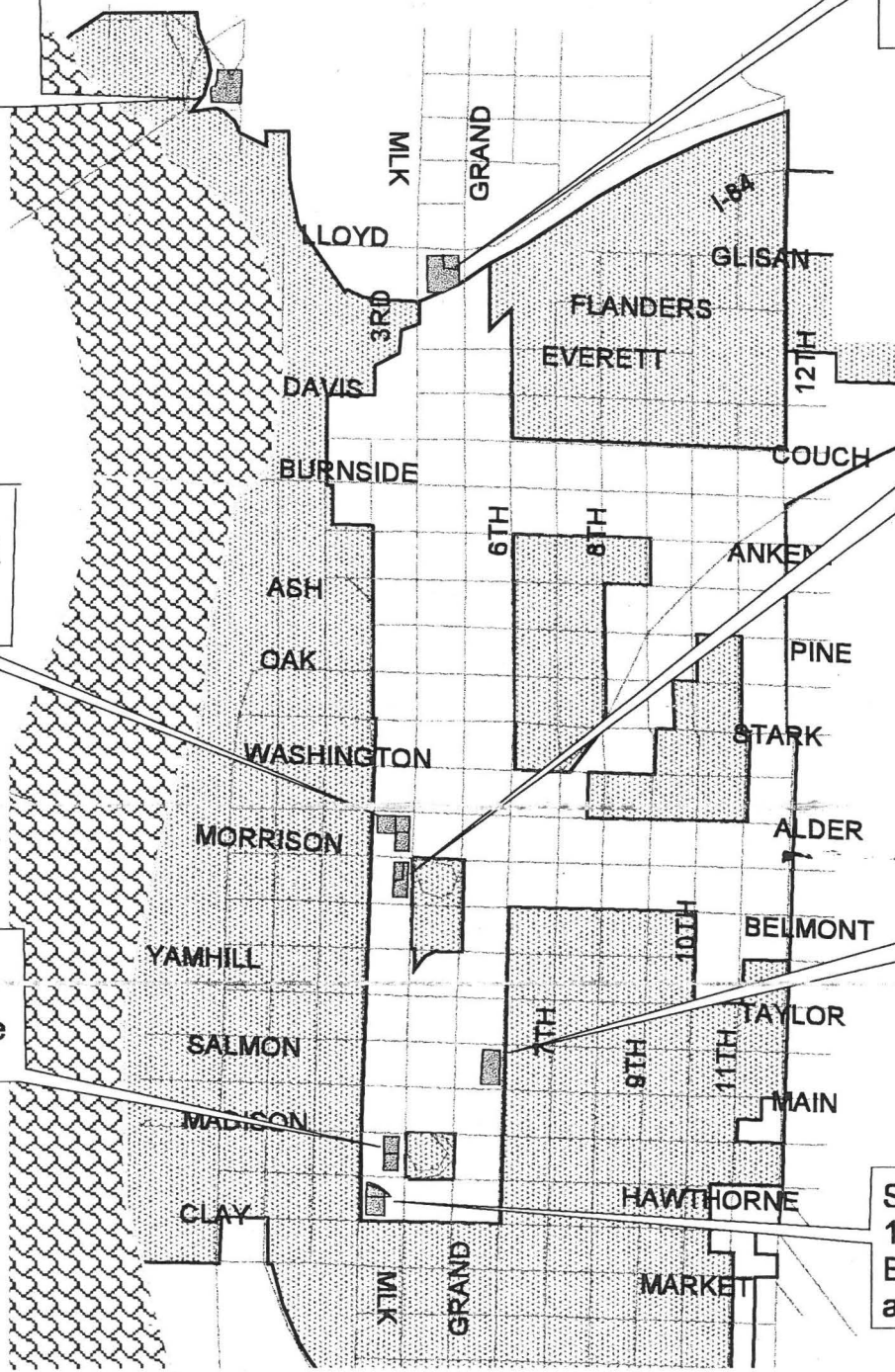
Site #2
700 Block of MLK
Between Alder
and Morrison

Site #3
800 Block of MLK
Between Belmont
and Morrison

Site #4
1400 Block of MLK
Between Hawthorne
and Madison

Site #6
1200 Block of 6th
Between Salmon
and Main

Site #5
1500 Block of Third
Between Clay
and Hawthorne



Zoning in shaded areas prohibits homeless shelters



Portland Development Commission

Oct. 1996



MEMORANDUM

DATE: January 15, 1996
TO: Portland City Council
FROM: Jan Burreson, Executive Director *Jan Burreson*
(dbn97001)
SUBJECT: Selection Of Property For Eastside Men's Shelter

Carl B. Talton
Chairman

Gale Castillo
Commissioner

John D. Eskildsen
Commissioner

Vern B. Ryles
Commissioner

E. Kay Stepp
Commissioner

On June 5, 1996, the City Council directed PDC to identify and acquire property within or near the boundaries of the Central Eastside for the purpose of developing a 90 bed men's shelter. On October 29 staff identified a 'short list' of the three most suitable sites for this public facility.

On December 18, the PDC Commission reviewed additional staff analysis on these three sites and herewith transmits to you our recommendation —

That the city proceed to purchase lots 5-8 of Block 91, East Portland Addition (1403, 1415, 1427 SE MLK Jr. Blvd.) for the development of a men's homeless housing facility.

In reaching this conclusion, we were primarily influenced by input and feedback received from a Siting Advisory Task Force and from various neighborhood and business representatives with regards to specific concerns about minimizing area impacts. In contrast to the other two sites under final consideration, this site —



- is farthest away from area housing,
- is adjacent to the most pedestrian-friendly bridge, the Hawthorne,
- is farthest from concentrations of social services, and
- is located nearer the industrial area, and farthest away from retail/commercial/housing areas of the Central Eastside.

Vera Katz
Mayor

Janet S. Burreson
Executive Director

Main Office
1120 S.W. Fifth Avenue
Suite 1100
Portland, OR 97204
503/823-3200
FAX 503/823-3368

Eastside Office
1425 N.E. Irving
Suite 200
Portland, OR 97232
503/823-3400
FAX 503/823-3435

TDD 503/823-6868

Given estimated acquisition and relocation costs for this site of \$670,000 and constructions costs of \$1.6 million, the current estimated total cost for this facility is \$2.3 million. Of the original \$6.2 million committed to develop two facilities in completion of the Shelter Reconfiguration Plan, \$3.9 million will now remain for development of 90 permanent housing units.

With authorization to purchase this property, work will begin immediately on building design and application will be made for a zone change in conformance with the Comprehensive Plan (type III process). With no unusual delays, a realistic project completion date would be mid 1998.

Attached is the final staff report with additional background information on this recommendation.



Eastside Men's Homeless Shelter

Site Identification and Analysis Report

Portland Development Commission — January 9, 1997

On October 29 PDC identified a 'short list' of the three most suitable sites for the development of a homeless men's housing facility. Since that date, staff has gathered additional information on each of these sites to further assess development feasibility. This included conversations with owners of identified property, adjacent and area building tenants, and business and neighborhood organizations. In addition, certain 'due diligence' activities including property appraisals and Level I environmental reviews were undertaken.

The following information summarizes these findings.

Site #2 — The Corno's block, with the exception of a thriving restaurant in an otherwise dilapidated hotel (closed by the city in 1991 for building code violations), is significantly underutilized with respect to its allowable development potential (324,000 sq. ft. building volume).

- The property is owned by a single entity with an interest in pursuing a large scale redevelopment of the block of a mixed-use nature, potentially including a substantial number of affordable housing units.
- The property owner expressed an unwillingness to discuss a voluntary sale to PDC for this project.
- While this site is adjacent and/or convenient to pedestrian routes and public transit along MLK/Grand and Morrison, the Morrison Bridge is the least pedestrian-friendly bridge in the area.
- This site is located within 1,300 feet of the Peniel Mission, which provides emergency shelter (\pm 25 beds). Per the zoning code, a maximum of 100 shelter beds would be permitted between the two facilities, thus potentially limiting the capacity of a new public facility.
- Surrounding businesses to this site are almost entirely retail/customer oriented.

Site #6 — We were initially attracted to the Sedlin building because it was vacant and in the correct zone. Further investigation revealed its importance and potential to the immediate area.

- The approximately 12,000 sq. ft. space is structurally attached to an adjacent building owned by the same entity. Historically, and per plans of the owner, a connection between the two buildings exists for the benefit of tenants and customers.

- In this particular area, neighboring businesses (i.e., Rejuvenation, Ann Sacks Tile, etc.) have initiated a joint marketing campaign promoting their area as the Eastbank Design District, where over 30 interior furnishing/design businesses are conveniently located in close proximity to each other.
- We discovered that the owner of the Sedlin Building had renovation plans underway which would result in additional complimentary tenants to those in the adjoining building and the Design District.
- This site was also recognized to be within a block of permanent rental housing for women. While these apartments are technically not shelter beds (which would invoke a zoning code limit of 100 shelter beds within a 1,300 feet radius), and there are differing opinions about whether this would or would not be a bad situation, it does raise a concern.
- The property owner expressed an unwillingness to discuss a voluntary sale to PDC for this project.

Site #4 — In contrast to the other two sites, this site

- is farthest away from area housing,
- is adjacent to the most pedestrian-friendly bridge, the Hawthorne,
- is farthest from area social services,
- is located in an area of the industrial/business district characterized more by manufacturing and warehouse/distribution businesses (with fewer employees and customers) than the retail/commercial/housing uses (with more employees and customers) existing further north in the Central Eastside.

After announcement of the three potential sites under final consideration, we asked the Central Eastside Industrial Council (CEIC) which of these sites would best meet criteria they had earlier advocated, that the *“facility be developed in the near-in eastside; near, but not facing, a commercial corridor.”*

The CEIC responded that *“Sites 2 and 6 are in growing mixed-use (housing and retail) areas and thus are unacceptable and there is high concern about site 4’s impact on employment growth and stability.”*

Up to this point in our siting process, we have not discussed or applied project development cost as a criteria. Acquisition and relocation costs for Site #4 will be approximately \$625,000. This is a fairly firm estimate given the extent of our negotiations with these property owners.

Acquisition and relocation costs for sites #2 and #6 would begin at approximately \$900,000 and \$500,000 respectively, with potential additional unknown costs and complications of acquiring the property via condemnation. Each property owner owns adjacent property, and both assert that they would be entitled to monetary damages as a result of loss of value from the division of their holdings. **It appears in the long-run, the cost of Site #4 will be the least of these three sites.**

We believe that we have identified the most suitable and feasible site possible at this time. **Our assessment and conclusions were directly influenced by input and feedback obtained from the Siting Advisory Task Force, other interested stakeholders and as a result of numerous public presentations and discussions over the past seven months.**

This siting process has clearly reinforced the need to continue working with the Central Eastside business and residential community, as well as specific adjacent property owners, during the facility design phase, and in generating and monitoring a Good Neighbor Agreement. PDC, along with our partners from the Housing Authority, the Bureau of Housing and Community Development, and Multnomah County are prepared to carry on these important dialogues with the community to make this project successful.

Summary of Project Siting Process / Public Involvement

- April 26, 1996 —** Correspondence with neighborhood/business associations advising of project status, and requesting representative to serve on *Siting Advisory Task Force*.
- June 5, 1996 —** City Council passed Resolution No. 35523 directing PDC to acquire property for the purpose of developing a 90 bed men's homeless housing facility.
- July 9, 1996 —** Memorandum to *Task Force* and *Stakeholders* (accumulating mailing list of interested persons, meeting attendees, etc. — approximately 225 persons by end of project) with information on the project, work program and *Task Force* role.
- July 16, 1996 —** *Siting Advisory Task Force* meeting. Review selection criteria and identify study areas. Membership Roster:

Larry Conrad	Kerns Neighborhood Association
Rick Parker / Jim Stark	Central Eastside Industrial Council
Roger Burt	Buckman Community Association
Virgil Ovall	Lloyd District Community Association (effective 10/29)
Greg Wentworth	Central Eastside Industrial Council
Donna Forsberg	Hosford-Abernathy Neighborhood Development
Ken Johnson	Central Eastside Industrial Council
Neal Beroz	Housing and Community Development Commission
Dan Bravin	Homeless Advisory Committee
Rob Tucker	Housing Authority of Portland
Mary Marson	Multnomah County Community Action Commission

- July 23 - August 1** — Letters to owners of property identified for further study (five sites).
- August 14, 1996** — Staff presentation to Hawthorne Business Association.
- August 19, 1996** — Memorandum to *Task Force* and *Stakeholders* scheduling next meeting.
- August 28, 1996** — Letters to Kerns, Buckman and Hosford-Abernathy neighborhood associations with notice of next meeting date and time allotment for public comments; and advising of staff's availability to attend neighborhood meetings to discuss project.
- September 12, 1996** — Staff presentation to Buckman Community Association.
- September 17, 1996** — *Siting Advisory Task Force* meeting. Reviewed analysis of sites in study areas. Received public comments and offered input on selection criteria.
- September 18, 1996** — Staff presentation to Lloyd District Community Association Board.
- September 18, 1996** — Staff presentation and site tour for PDC Commissioners.
- September 18, 1996** — Staff presentation to Kerns Neighborhood Association.
- September 27, 1996** — Memorandum to *Task Force* and *Stakeholders* regarding summary of 9/17 meeting and next steps being undertaken by staff.
- September 27, 1996** — Letters to businesses adjacent to the five sites under consideration at this time; advising them of project and Community Workshop being held on October 8, and offering to provide additional information.
- October 1, 1996** — Staff presentation to Central Eastside Industrial Council Land Use Committee.
- October 7, 1996** — Memorandum to *Task Force* and *Stakeholders* regarding change in meeting date.
- October 8, 1996** — Community Workshop on shelter siting sponsored by Southeast Uplift Neighborhood Program.
- October 10, 1996** — Letters to owners of property identified for further study (two sites).

- October 29, 1996** — *Siting Advisory Task Force* meeting. Reviewed site analysis report which identified three sites for final consideration.
- October 31, 1996** — Letter to Dorothy Hall, CEIC, requesting board position/opinion on final three sites being considered.
- November 4, 1996** — *Stakeholders* mailing: summary of 10/29 Task Force meeting and staff's recommendation of three sites for final consideration.
- November 6, 1996** — Staff presentation to Lloyd District Community Association general membership.
- November 13, 1996** — Staff presentation to ad-hoc meeting of Central Eastside businesses.
- November 13, 1996** — Staff presentation to Hosford-Abernathy Neighborhood Association general membership.
- November 20, 1996** — Staff presentation to Laurelhurst Neighborhood Association general membership.
- November 21, 1996** — Staff presentation at Central Eastside Industrial Council Community Policing meeting.
- December 11, 1996** — *Stakeholders* mailing: advising of PDC's identification of Site #4 as preferred site and tentative date for City Council consideration of siting recommendation.
- January 9, 1996** — *Stakeholders* mailing: notice of City Council meeting to consider siting recommendation, and copy of recommendation and proposed resolution.

Report prepared by

David Nemo, Portland Development Commission
 Rachael Silverman, Bureau of Housing and Community Development



Buckman Community Association

939 SE 17th Ave Portland, OR 97214-2631

503-235-7082

Andrew Eisman
Chair

Cynthia Milbradt
Vice-Chair

Tom Baker
Secretary

Gyokuko Carlson
Treasurer

Roger Burt
Safety and Livability

Michael Teahan
Land Use

Anne Hughes
News Letter

Ed Lyle
Don MacGillivray
At-Large Officers

January 9, 1997

The Honorable Vera Katz
City Hall
1220 SW 5th Ave.
Portland, OR 97204

Re: East side men's shelter

Dear Mayor Katz:

On January 15 the Portland City Council is expected to decide on siting a new shelter in the Buckman Neighborhood for homeless men. Prior to that discussion, we want you to be aware of our concerns.

The East side shelter is not needed. This winter there is plenty of unused space in the current shelter system (see the attached article from The Oregonian). There will be even more space added when the new women's shelter, currently under construction across the street from Buckman, is completed and operational.

The East side shelter is too costly. The extra costs of developing, constructing, and operating two men's shelters, instead of one, are excessive. These extra costs can not be justified in relation to other program cuts that will be required by Measure 47.

Multnomah County refuses to operate the East side shelter. Due to the extra costs associated with the second men's shelter, Multnomah County has stated they will not operate it. Buckman neighbors and businesses want to know who would operate the shelter and in what manner would it be operated? This is a critical missing piece.

The Men's Housing Facility Programming Task Force did not recommend the East side shelter. Members of this Task Force were concerned with the extra costs of building two men's shelters instead of one. They voted for the two shelter program only "...with the assurance that funds used to develop and operate these specific housing facilities will not compete with or deplete other sources of funds for affordable housing development or housing services," (Final Report, page 1). The Task Force members said that if such assurance could not be provided, then they directed that their vote was to automatically revert back to support the less expensive one shelter program. Such assurance has never been provided. (Indeed, David Nemo, Portland Development Commission, admits that such assurance would be impossible to provide). Therefore, the directive of the Task Force is clear, that the one shelter program is what they support. Why, then, is the City proceeding with the more costly two shelter program?

The Buckman Neighborhood is an unsuitable site for a homeless men's shelter. Buckman has the highest proportion of rental housing in the City. We have one of the lowest per capita incomes. We have a saturation of social service agencies and transitional housing as high as any other neighborhood. We are underfunded for essential services such as law enforcement and Southeast Uplift support. Siting the shelter here will cost new development and employment. A furniture manufacturer currently employing 90 persons has stated they will move out of Portland if the shelter goes into site number four.

The East side shelter was increased from the originally intended small size to a large shelter. The Portland City Council increased the size from 45 beds to 90 beds. This was done without public notification or input.

Buckman had no voice in the original decision. The Buckman Community Association had no voice on the Men's Housing Facility Programming Task Force that decided to site a second men's shelter on the East side.

We believe the East side men's shelter is a seriously flawed concept and we urge you to scrutinize it carefully. We believe it is an idea that should be scrapped.

Please be assured that we would welcome the opportunity to work with the City to develop meaningful solutions to problems of homelessness and housing.

Andrew Eisman, Chair

Cynthia Milbradt, Vice Chair

Michael Teahan, Chair, Land Use

Roger Burt, Chair, Safety and Livability

Tom Baker, Secretary

A. Gyokuko Carlson, Treasurer

Anne Hughes, Editor, Buckman Voice

Don MacGillivray, SEUL Land Use Delegate

Ed Lyle, Board Member at Large

FRIDAY, DECEMBER 27, 1996

News and features about
the city of Portland's
neighborhoods, communities,
city government, parks,
events, and the waterfront.

Winter shelters aren't packed

■ Many places haven't filled to capacity, and calls to the winter shelter access number have been light, some providers say

By WADE NKRUMAH

of The Oregonian staff

This time, it appears that the winter shelter plan for homeless people is handling weather's wrath.

Even Wednesday night's below-freezing temperatures and surprise ice storm didn't push shelter space to capacity levels.

That was the word Thursday from providers participating in Multnomah County's winter shelter response plan, a network of 11 shelter sites with up to 350 spaces for homeless children, couples, families and single men and women.

In fact, some providers said shelters were more crowded a month ago.

Nick Gish, chaplain at Salvation Army Harbor Light, said there were about 125 people Wednesday night — the nightly average for the past three weeks — at the 175-person capacity shelter.

"It didn't make any difference at all," he said, referring to the freezing temperatures and ice.

Gish said he's also noticed a lighter turnout for Salvation Army's Friday and Saturday night streetside meals program.

"The numbers are really strange," he said. "I don't know where they are. Maybe they've gone to California or warmer places. But I doubt it. I think they're out in camps."

However, Gish said, he's noticing the demographics of the homeless population are changing.

"We're seeing a lot more women, children and young couples on the street," he said.

For those who want to escape the cold, icy and wet weather, there's room in some shelters. It can be accessed by calling the winter shelter access number: 721-1500.

A spokesperson who has been fielding calls to the access number said space for families is at capacity at Gracie's Place and Sunnyside United Methodist Church, but that Goose Hollow Shelter has had extra room for the past week.


As with Harbor Light, the spokesperson said, requests for shelter through the shelter plan have been relatively light this holiday season, though calls to the shelter access number were heavier Thursday than in the week preceeding Christmas.

→ Vancouver Shelter Board
→

MEMORANDUM

DATE: January 9, 1997

TO: Interested Community Partners and Organizations
[Please call Terry Simmons at #823-3391 to be added/deleted from mailing list.]

FROM: David Nemo, Project Manager
(dbn97005) 

SUBJECT: Eastside Men's Homeless Shelter — Siting Recommendation

The Portland City Council will consider a Resolution to authorize the Portland Development Commission to proceed with acquisition of property for development of a homeless men's housing facility on —

Wednesday, January 15, 1997

9:30 am

2nd Floor Auditorium, Portland Building, 1120 SW 5th Avenue

Attached for your information are copies of materials submitted to the Council regarding this agenda item.

- Resolution
- PDC recommendation and final staff report
- Overview of Homeless System for Single Adults

Two other items submitted to the Council are not included in this mailing because of their size, but limited copies are available upon request.

- Site Identification and Analysis Report, October 29, 1996 [Previously provided to most people on this mailing list.]
- Copies of correspondence received during the siting process

If you have any questions about this project or this information, please feel free to call me at #823.3214 or e-mail at dbnemo@portlanddev.org.

Carl B. Talton
Chairman

Martin Brantley
Commissioner

Gale Castillo
Commissioner

John D. Eskildsen
Commissioner

E. Kay Stepp
Commissioner

Vera Katz
Mayor

Janet S. Burreson
Executive Director

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1025 SE 17th Avenue
Portland, OR 97214
January 13, 1997

Vera Katz, Mayor
City of Portland
Portland, Oregon

Dear Mayor Katz:

You are about to vote on an issue that interests all of us taxpayers and transcends the narrow concerns of central east side and downtown merchants: the 90 bed shelter for homeless men. To pay \$10,00 per man per year for shelter alone raises many questions and should make any policy maker think carefully about his or her vote. In addition there are powerful reasons for not building this "white elephant."

I was surprised and disappointed to learn that the proposal has come this far despite the fact that agreed conditions for such construction have not been met, demographic trends indicate other needs, and the probability for success is compromised.

First, to construct such a large capacity building virtually warehousing the men without well thought out and well financed services and resources to facilitate their integration into the Portland community violates an existing written understanding, not to say common sense.

Second, there is evidence that the need for facilities for single mothers and their children is growing while that for single men is decreasing.

Third, the elimination of mass shelters has been done in part to permit smaller aggregations of the homeless population so as to discourage the development and continuation of a critical mass sustaining as undesirable subculture as well as to make it more likely that neighbors would help the homeless as individuals.

Given these factors, a vote for construction is unwise.

Sincerely yours,

Paul E. White

CONDITIONS

1. Limit the total number of beds in the entire building to 200 (the minimum stated in the Governor's Certificate of Emergency Need) in order to meet the legislative intent for "location and dispersal" of facilities.

"STATEMENT OF NEEDS OR REASONS THEREFORE"

Portland's inner southeast is already one of the severely impacted geographic regions in the metropolitan region due to the current concentration of alternative services. According to the City's "Density Guidelines for Residential Care Facilities", the numbers of services in the Buckman neighborhood (especially west of 12th Avenue) already far surpass the acceptable volume needed to maintain an appropriate balance of land uses.

The concentration of drug and alcohol treatment houses, half-way houses, mental illness treatment homes, shelters for battered women or prostitution alternatives, soup kitchens, and low-income room and board hotels has already reached a critical mass in the surrounding district.

Not only are business and residential investments at risk, the quality of "neighborhood-based" treatment is questionable if the area is saturated with treatment facilities and inmates are being "warehoused" instead of housed. The Governor's Task Force stated in their Emergency Plan that a restitution center, by definition, should be between 50 and approximately 250 beds. Although correctional facilities are desperately needed, concentration in one neighborhood is not appropriate.

2. Require any additional treatment facilities or corrections programs proposed for the building to undergo City land use reviews (i.e. not "grandfathered" under HB 3092's "super-siting" authority).

The centralized corrections compound proposed by the developer of the B&O site far exceeds the intent of the House Bill. Additional correctional programs (such as parole counseling services) and privately-operated "residential" treatment programs should not be included in this proposal in order to justify the building's cost-effectiveness. The legislature's intent for dispersal of facilities is in direct conflict to the concept of a centralized, corrections compound in the heart of innercity neighborhoods.

3. Postpone final selection until the City's "I-5 Freeway Study" is completed.

The City of Portland, with assistance from ODOT and Senator Jane Cease, has initiated a \$100,000 study to analyze the feasibility of freeway relocation or mitigation. The B&O Warehouse site lies directly within potential alignments. This is a case of two state agencies working at cross purposes. The Study is a complete waste of time and money if the B&O site excludes these options. The potential for long-term public benefit gained by reclaiming the riverbank from highway use must not be lost due to hasty emergency siting decisions.

CONDITIONS

4. Extensive security measures must be instituted to ensure the safety of employees, business patrons, and residents in the immediate vicinity. These include, but are not limited to:

- 1) exterior perimeter patrol by trained personnel,
- 2) adequate lighting around the building and along adjacent streets connecting to bus lines,
- 3) transport of inmates via secured vehicles to and from job and training sites,
- 4) use of electronic monitoring bracelets for inmates granted any type of "social passes", and
- 5) develop an emergency response plan for Portland Police as well as State personnel.

5. Unsupervised inmates may not be granted access to neighborhood open space or facilities frequented by children and senior citizens (such as the Eastside Esplanade along the riverbank, nearby parks and playgrounds and the Oregon Museum of Science and Industry soon to relocate nine blocks to the south).

6. Private park space must be provided for inmates. Proposed open space on the roof of the B&O Warehouse or on top of the adjacent parking garage must

"STATEMENT OF NEEDS OR REASONS THEREFORE"

The B&O Warehouse is in the heart of the Central Eastside Industrial District -- a vital, yet highly sensitive, economic area for the region. The Portland Development Commission (via the "Central Eastside Revitalization and Urban Renewal Plans") and the City's recently approved "Central City Plan" recognize the importance of the Central Eastside's industrial sanctuary as a vital employment base needing preservation and enhancement. Industrial uses (and commercial uses along Union/Grand three blocks to the east) can not remain viable if employees, patrons, or delivery personnel are at risk (or perceive themselves at risk). These site-specific concerns are essential given that the location is in an already-established urban environment.

Inner Southeast neighborhoods have worked for many years to regain use of the riverbank and create additional safe open spaces in an extremely park-deficient area of the city. Neighborhood children and seniors must not be put at risk (or intimidated by a perceived risk) by inmates loitering in public open spaces.

Inmates must have opportunities for outside activity during weekends or any times they have lost their pass privileges. Adjacent neighborhoods and businesses must be protected from potential escapes during these periods of outside recreation. At the same time, the economic climate of the adjacent

CONDITIONS

be securely fenced and adequately screened with landscaping.

7. Off-street parking must be provided to accommodate all employee, visitor and State vehicles coming to the facility, via an enclosed parking structure.

8. Demonstrate how needs for parking and open space will be accommodated on this one block site as proposed. If multiblocks are needed, an additional public review process is mandatory.

9. Neighborhood residents and business people must be included on a Citizen Screening Panel with authority to monitor program activities, ensure adequate levels of staffing, and review individual inmates for their appropriateness in the facility. (For example: direct sentencing of offenders should never be allowed since this is not the intent of the current legislation and does not assure the individual has had prior incarceration or treatment.)

"STATEMENT OF NEEDS OR REASONS THEREFORE"

business district must not be impacted by the appearance of a barbed-wire "concentration camp" next door.

As described in the Central Eastside Industrial Council's letter of conditions, parking and loading problems already severely impact the area. A facility of the size proposed will only compound already serious problems.

A multi-block correctional campus was not intended by the Legislature. Even this unprecedented "super-siting" process can not continue to add properties surrounding the proposed one block site without public notification and input. Again, State Department of Land Conservation and Development requirements for citizen participation in land use decision-making can not be circumvented by the desire of Corrections to expand and concentrate programs on one site.

Thousands of citizen hours and millions of City dollars have gone into creating sound economic development plans for the Central Eastside. These plans can not be derailed by continued expansion of public services in the district and the railroading of public involvement.

Communication and understanding are the only means by which the proposed facility will ever fit this proposed site which is in the middle of an established inner city neighborhood. If inmates are to be accepted as neighbors, existing businesses and residents must develop a sense of trust as to who is in the facility, what is actually occurring there, and the risk factors involved in escapes.

Shawn

CONDITIONS

"STATEMENT OF NEEDS OR REASONS THEREFORE"

10. Re-evaluate the cost-effectiveness of this building for use as a human, livable space. Give special attention to:

- 1) remodeling costs,
- 2) asbestos removal,
- 3) seismic reinforcement,
- 4) cost per bed discounts due to subsidy by other Corrections programs in the building, and
- 5) cost per bed increases due to recreation/open space and parking needs.

Remodeling costs traditionally run over preliminary estimates. Asbestos removal is also an expensive process which seems to be underestimated in the architect's report. Since the entire central eastside is built on river swamp which has been filled over the years, settlement (as noted by the architects) will require seismic reinforcement which is not listed as a project cost. Lastly, the entire building space must be calculated in cost per bed estimates. As stated in Condition 2 above, other corrections programs may not be appropriate for placement on this site.

11. Notify adjacent neighborhood watch and business watch crime prevention networks immediately upon the report of an escape from the facility or the report that an inmate is missing from a job or training site.

Due to this site's location in a densely populated inner city neighborhood, immediate notification is critical to the safety of residents and employees. In addition to the safety of citizens, neighborhood-based crime alerts are often helpful to police in apprehension of escapees.

12. Provide relocation funding and technical assistance to assure those businesses who depend upon B&O for their warehousing needs will be able to remain in the Central Eastside.

The vitality of this inner city warehouse and distribution district depends upon a critical mass of business. Small businesses located in the area have benefited from the "incubator" nature of the district. Both fledgling and established businesses will need assistance if forced to find other warehousing services.

13. Demonstrate how the quality of transitional housing (the real intent of a restitution center) in this facility could be better than that of a new building which would be designed and constructed with housing needs in mind.

"Warehousing" of people does not promote a positive self-image or a positive transitional environment for re-entry to our communities. The B&O Warehouse is just as its name describes: a warehouse located in a busy industrial district. The building itself was never intended to house hundreds of people. A new facility would be designed to take human needs into consideration and would meet the goals of a restitution center.

CONDITIONS

14. Delay final siting decisions until programmatic and operational objectives have been clearly defined and reviewed in public hearings.

"STATEMENT OF NEEDS OR REASONS THEREFORE"

It is unrealistic and contrary to City and State land use laws for a facility to be sited prior to knowledge of what will actually occur in the building on the site. This "cart before the horse" super-siting process has dangerous legal precedent in a State which has prided itself on an open citizen process.

The City of Portland does not allow developers to request a land use change without review of proposed program operations. Especially under the requirements for a conditional use, conditions are routinely placed on site design which would mitigate the impact of an operational problem. Citizens impacted by this proposed facility have not been given adequate information on which to base their site-related recommendations.

Furthermore, the procedures which have been used while conducting public meetings have been inconsistent and unfair. For example, at the March public meeting held in Portland, a uniformed representative of the Corrections Department told a member of the Buckman Community Association that she could not sign up a group of individuals on the list to testify as a block (one following another). However, early in the meeting, a member of the regional siting panel announced that a list of citizens all signed up by one person (testifying against another site) would be presenting their testimony as a block. This meant that the majority of Buckman residents who had thought they would be signed up early were unable to testify.