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190952

Emergency Ordinance

*Authorize a lease with Lindquist Holdings, LLC for dedicated laundry space available to community groups to launder textiles for unhoused community members in the City

Passed

The City of Portland ordains:

Section 1. The Council finds:

1. The Office of Management and Finance ("OMF") operates an Impact Reduction Program ("Program"). The Program provides garbage removal, hygiene access, resource referral and job opportunities – and removes campsites that pose the highest risk to health and safety.
2. Research completed by Portland State University (PSU) in 2016 identified laundry services as the highest need for houseless individuals – with laundry ranked by 82% as their highest need. Further, adequate laundry facilities are important in reducing transmission of ectoparasites and bacterial infections within the unhoused community.
3. Since that time, there is still not a dedicated laundry space available for unhoused community members in the City. A dedicated space would allow individuals to exchange unwashed laundry for clean laundry, provide community groups that serve the City's unhoused community a space to launder clothing, reduce the amount of discarded textiles transferred to dumpsites, and create job opportunities through the City's low-barrier employment programs.
4. A significant challenge in offering these services to the public has been finding a suitable space. This lease location is ideal as it is centrally located, is close to the City's property storage warehouse where discarded textiles are stored before being disposed and is welcomed by the neighboring tenants. The site is large enough to handle the capacity of laundry and is well within the Program's budget.

Introduced by

[Mayor Ted Wheeler](#)

Bureau

[Management and Finance](#)

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📞 [503-823-6930](tel:503-823-6930)

Requested Agenda Type

Consent

5. The Program desires to enter into a two (2)-year lease with one three (3)-year option with Lindquist Holdings, LLC for 1,500 square feet of space for the purpose of laundering textiles for unhoused community members
6. Pursuant to Resolution #37017 "Reaffirming the City's Interest to Maximize Investment in City-Owned Facilities" and Directing the Office of Management and Finance to Fully Implement ADM 13.01, the Office of Management and Finance ("OMF") is working with bureaus to fully implement ADM 13.01 and ART 3.01 by bringing City operations back into City-owned facilities when possible.
7. OMF and the Program have strategically assessed the space needs against availability of space in existing City-owned facilities. There are no viable options within City-owned facilities to provide sufficient space to accommodate the Program's needs by August of 2022, or readily available for the need for the duration of the lease term.
8. Lindquist Holdings, LLC is willing to lease to the City at commercially reasonable rental rates and terms, and OMF has determined that the proffered two year lease with a one three-year option to extend would meet the needs of the Program.
9. The initial term of the lease at a cost of \$20,820 per year will be funded out of American Rescue Plan Act funds. If the lease was extended beyond the initial lease term, the cost would have to be absorbed in the IRP operating budget, which already includes lease costs for property storage.
10. Unless and until the City owns real property in Portland that can be utilized for laundering of textiles for unhoused community members in the City, a lease, lease amendment or lease extension for the Program's operations is authorized without further Council approval, provided OMF documents the lack of viable options with a subsequent space needs assessment and there is sufficient funds appropriated in each subsequent fiscal year for payment of annual lease costs which shall be identified by OMF.

NOW, THEREFORE, the Council directs:

- A. The Chief Administrative Officer (CAO) or designee is authorized to execute an initial two (2)-year lease and other any relevant documents; the CAO is further authorized to execute amendments and extensions of lease as may be necessary to lease property for the Impact Reduction Program's purposes.
- B. Lease amendment or extension of the length of the lease is subject to OMF strategically assessing availability of City-owned properties first and determining that there continues to be no viable option within City owned spaces to accommodate the needs of the

Program consistent with Section 1 findings.

- C. All documents will be reviewed by the Office of Management and Finance's Planning and Portfolio Management team for commercially acceptable terms and condition and approved as to form by the City Attorney prior to execution.

Section 2. The Council declares that an emergency exists in order that this lease agreement may occur without delay; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

An ordinance when passed by the Council shall be signed by the Auditor. It shall be carefully filed and preserved in the custody of the Auditor (City Charter Chapter 2 Article 1 Section 2-122)

Passed by Council
August 3, 2022

Auditor of the City of Portland
Mary Hull Caballero

Impact Statement

Purpose of Proposed Legislation and Background Information

The Program desires to enter into a two (2)-year lease with a three (3)-year option to extend with Lindquist Holdings, LLC for 1,500 square feet of space for the purpose of laundering textiles for unhoused community members.

Financial and Budgetary Impacts

The initial term of the lease at a cost of \$20,820 will be funded out of American Rescue Plan Act funds. If the lease were extended beyond this term, the cost would have to be absorbed in the Impact Reduction Program (IRP) operating budget, which already includes lease costs for property storage.

Community Impacts and Community Involvement

Research completed by Portland State University (PSU) in 2016 identified laundry services as the highest need for houseless individuals – with laundry ranked by 82% as their highest need. Further, adequate laundry facilities are important in reducing transmission of ectoparasites and bacterial infections within the unhoused community. Simply, while shower and bathroom services are offered – community members living unhoused need clean clothes to put on after utilizing these services.

Since that time, there is still not a dedicated laundry space available for unhoused community members in the City. A dedicated space would allow individuals to exchange unwashed laundry for clean laundry, provide community groups that serve the City's unhoused community a space to

launder clothing, reduce the amount of discarded textiles transferred to dumpsites, and create job opportunities through the City's low-barrier employment programs.

A significant challenge in offering these services to the public has been finding a suitable space. This lease location is ideal as it is centrally located, is close to the City's property storage warehouse where discarded textiles are stored before being disposed and is welcomed by the neighboring tenants. The site is large enough to handle the capacity of laundry and is well within the Program's budget.

100% Renewable Goal

N/A

Budget Office Financial Impact Analysis

The Program desires to enter into a two (2)-year lease with a three (3)-year option to extend with Lindquist Holdings, LLC for 1,500 square feet of space for the purpose of laundering textiles for unhoused community members. The initial term of the lease at a cost of \$20,820 will be funded out of American Rescue Plan Act funds. If the lease were extended beyond this term, the cost would have to be absorbed in the Impact Reduction Program (IRP) operating budget, which already includes lease costs for property storage.

Agenda Items

684 Consent Agenda in [August 3, 2022 Council Agenda](#)

Passed

Commissioner Jo Ann Hardesty Absent

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Mayor Ted Wheeler Yea