

From: [Andrea Janda](#)
To: [Council Clerk – Testimony](#)
Subject: Homeless camping and squatting | 7645 SE Division St
Date: Wednesday, October 26, 2022 1:53:12 PM

We've rented our home for 9 years on 77th at Division in the South Tabor neighborhood and just purchased it in August. It was once a back to back duplex, now converted into condos by a property development company. We were fortunate that we weren't forced to relocate. My husband and I were barely able to afford the purchase of our modest home on our incomes, and given inflation, unaffordable rentals elsewhere and the cost of moving, it was our best option to stay near Mt. Tabor, in the perennial garden we built, and keep our relationships with the people around us. We now have a vested interest in improving the safety and livability of the neighborhood we love.

I have a long history with the property 7645 SE Division St. including the burglary of our home from squatters living in it this past **June 18** where they stole over \$8,000 of priceless guitars and electronics. A work colleague lived behind 7645 SE Division and moved her family last year. We've had the news out twice and watched it burn down in 2021.

Here is coverage of the house:

KATU, 2020: <https://katu.com/news/local/southeast-portland-neighbors-losing-patience-with-city-want-squatters-out>

East PDX News, 2021: <https://eastpdxnews.com/general-news-features/fire-rips-through-montavilla-residence/>

KATU, 2022: <https://katu.com/news/local/squatter-house-wont-go-away-in-se-portland-oregon-vagrants> (I'm in the wide hat)

A related aside, we were able to learn who the thieves were (Keith and Shantel, we know their full names, date of birth, social media, etc.) because we tracked them ourselves and are easily recognizable in [videos on the Fox 12 news story](#) from the burglary of Gigi's Cafe on August 8th. I have several videos and many photos collected from other nearby neighbors that he or they collectively have either attempted or otherwise burglarized cars and homes and am working with Officer William Green of the central precinct to try and build a case against them that will pass DA muster and get them off the streets. They have been seen frequenting and victimizing the South Tabor to Richmond neighborhood area Division and Powell between 30th - 82nd for the past 3 years. He has two warrants in Clackamas County, one for probation violation and two DUIs, one involving meth.

They were living in a white Subaru parked near PCC in November 2020 until Shantel got angry and burned it down. Then they were camping in our neighborhood when a neighbor tried to help them with a hotel room and get Keith's birth certificate so he could supposedly get a job after his ID was lost in the car fire. They repaid everyone by burglarizing their homes and prowling their cars, all while occupying the vacant, partially burned down home nearby at 7645 SE Division. When we went inside with neighbors, we found stolen items from my husband's desk inside, a neighbor's stolen work bag and wallet, and later, stolen and abandoned clothes that we had photographed both of them wearing.

We all see them so frequently, I have a bunch of photos texted to me over the last weeks of them walking the streets nearby, waiting for buses, same outfits, very easy to recognize. We've called non-emergency and 911 and I have collected a mountain of photographic, video, and other evidence, police have been unable to do anything, which has been infuriating,

I've been in touch with the Capacity Real Estate Group and COAST Property Management for

DIG 76th Division, the people who manage and are trying to sell the fenced lot next to the zombie house at 7601 / 7625 (former Kaiser Permanente parking lot) that has people squatting and camping around it. My contact there is **Tracy Kuehl** | Regional Manager COAST Property Management d 503.446.0002 | o 425.339.3638 | tracy.kuehl@coastmgt.com. On **FRI 10/14**, she wrote, "My asset manager has asked a vendor to clean the property – I am waiting for confirmation that this has been done." She also reported the camping to the city to resolve. The only movement I have seen is them removing the for sale sign that was tagged up and unrecognizable, but that is the least of the adjacent problems.

There's drug paraphernalia, rotten food, human waste, clothing, needles, garbage, emptied wallets, briefcases, tool boxes indicative of stolen items outside the fence. The vegetation is overgrown with trails made by people and rats everywhere. The fence is knocked down in a section and the basement window was kicked in with bedding on the floor and people coming and going. I called **Portland Water Bureau** Emergency on **WED 9/28** because the water was running outside the house from a spigot because people are using it. This was the third call. Presently, there is a tent and tarp on the left side of the property outside the fence and a shopping cart with garbage sprawling out front. There's a new spray painted tag on the front of the fence door that says "this is Chris's house STAY OUT" so somebody has officially tried to move in and claim it.

TUE 10/18 I met with **Chao Tan**, the real estate agent representing the 7645 property (nephew of the owner in Tukwila, WA.) chaotrealstate@gmail.com | 503.929.1768. We have been in contact since **6/23**. Once again, he had contractors out to board up the house and garage and I asked him to remove the spigot handles. His family is having a hard time recognizing that it is no longer a house and he claims they intend to demo and to sell, but that has not yet happened. He had it on the market for a few months this Summer for \$500K and dropped the price a few times, then took it back off the market.

WED 10/19 I received a message from **PDX Reporter** (reportPDX@portlandoregon.gov): "I have forwarded your concerns over to the property compliance department for review. I have also opened up a work order to assess the area outside of the fence and to remove any garbage/debris that is identified on City property." Which is probably the field that is not inside either of the two fences where people are presently camping.

TUE 10/25 Lauren Magnee of the Property Compliance Division wrote, "On October 7, I requested a warrant to hire a contractor to clean up the property and board up the structure. Unfortunately, I cannot do anything until I receive the warrant from the court. The City does not foreclose on properties. If the property owner does not correct the violations, the City requests a warrant to hire a contractor to do so. The cost is charged as a lien on the property, which would be collected when the property sells." While I appreciate these cleanup efforts this will likely be temporary and it will once again be a rinse repeat of break ins, camping, and garbage, more reports and warrants until it sells. If it sells.

All the garbage and crime associated with both properties becoming derelict has been a dangerous and horrific burden on the neighborhood. I've called every city contact and reported it multiple times to PDX Reporter, non-emergency, and 911, including property compliance, who does nothing but send letters and levy more fines.

I know there are properties like this all over Portland, and we are all well-aware of the homeless crisis, because I have seen the camps on Powell between 70th and 78th and I no

longer take TriMet line 9 because I fear for my safety.

It has been extremely difficult to get any persistent traction on clean-up, safety, and maintenance at these camps and at this nuisance property, so I truly appreciate you reading this message and forwarding to anyone who needs to know, reporting back to me about what further actions that I and our community can take, what the current situation is with the house and property, and what the city will do to step in.

I am exhausted by having to Scooby-Doo my own burglary in this city and I am not going to rest until I see that house razed and those properties developed.

Thank you for your time,

Andrea Janda

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