

TESTIMONY BEFORE THE PORTLAND CITY COUNCIL

CHUCK CURRIE
BURNSIDE ADVOCATES GROUP
P O Box 3783
Portland, Oregon 97208

229-3842

JULY 12, 1995

For the third time in as many weeks I am before you today to support the creation of a temporary homeless shelter in the River District. By agreement of all parties involved the temporary shelter will operate for no longer than three winters and will close as a permanent replacement facility opens.

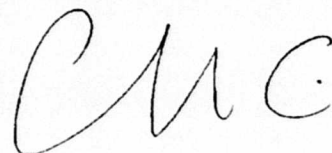
However, reduction of shelter beds and the opening of a permanent facility does not complete the agreements made under the shelter reconfiguration plan. Two critical elements of the plan are missing.

It was assumed that the religious missions would provide basic, emergency shelter and would act as the safety net for the system. They no longer provide this service, which means the safety net is gone.

The plan also assumed the creation of several hundred units of low-cost housing which would be available for people moving out of the shelters. That housing has not been built, and in fact we have lost housing for this population with the closure of the Hamilton Hotel.

Without these two issues being resolved Burnside Advocates Group retains our right and purpose as an advocacy organization to challenge the plan were we find fault. We also retain the right to advocate for more emergency shelter beds as they are needed, certainly during the winter.

If these issues are resolved, and there is resolution to the community's concerns about the anti-camping ordinance, Burnside Advocates Group will remain a full partner in the City's efforts to end homelessness.



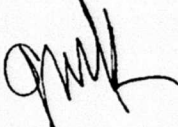


CITY OF

PORTLAND, OREGON

35421

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

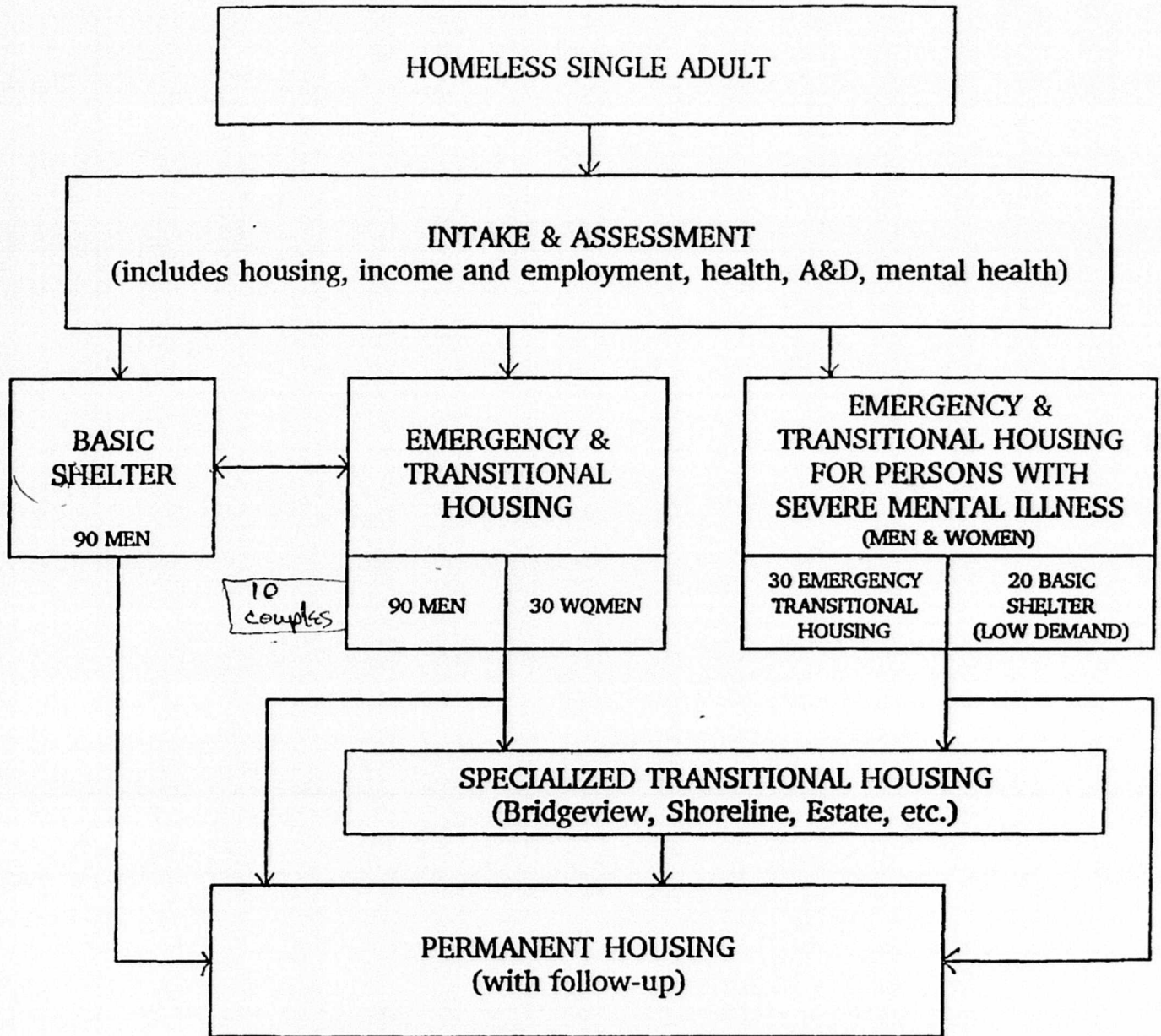
Date: July 11, 1995
To: Mayor's Work Group
From: Commissioner Gretchen Kafoury 
Re: Implementation of Shelter Reconfiguration Plan

There seems to have been some confusion during yesterday's meeting as to the goals outlined in the Shelter Reconfiguration Plan. I have attached for your review, a chart outlining what would need to be done to achieve full implementation of the facilities outlined in the plan. Erik Sten will be attending your meeting today to walk you through it.

Please keep in mind the following premises:

- 1) The Shelter Reconfiguration Plan calls for a 90 bed basic shelter and 90 beds of emergency/transitional housing for men. Until last week, Recovery Inn served as the basic shelter and the Glisan Street Service Center has been used as emergency/transitional housing. In order to sleep at Glisan Street, one must be enrolled in an intensive case management program.
- 2) For the short term, the temporary facility will be the basic shelter. When it closes, we will still need 90 beds of basic shelter. These can be developed in several ways. Those options are outlined in the attached chart.
- 3) The Shelter Reconfiguration Plan itself is based on two premises that have not turned out to be true:
 - a) the development of several hundred new permanent housing units
 - b) the maintenance of private mission beds as basic shelter

Clearly, we will need to keep moving forward together on all of these issues. I hope you can find a way to do that.



NOTES:

- ▶ All housing is available 24 hours a day.
- ▶ All housing, with the exception of Basic Shelter, is clean and sober only.
- ▶ Persons in Emergency and Transitional housing will participate in case management.
- ▶ Persons in Basic Shelter will meet weekly with a staff member to renew stay and get referrals (as desired) for services and housing.

PROPOSED SEQUENCE OF ACTIONS TO IMPLEMENT SHELTER RECONFIGURATION PLAN

STEPS	IMPLEMENTATION OF SHELTER RECONFIGURATION PLAN	ACTION NEEDED BY CITY COUNCIL AND OTHERS
I Create temporary shelter to replace Recovery Inn	Temporary Basic Shelter for 90 men	1. Lease site 2. Fund development 3. Fund operating costs
ACTIONS OVER NEXT 24 months (a) Construct facility for women	Women 15 - shelter 35 - emerg/transitional	Completed: 1 Site acquired 2 Funding secured for development and operations
(b) Construct facility for mentally ill	Mentally ill 20 - shelter 30 - emerg/transitional	Completed: 1 Site acquired 2 Funding secured for development and operations Needed: Approval of string
(c) Develop 100 unit SRO/ studio bldg	Emerg/transitional housing for up to 90 men	1. Acquire Bridgeport site 2. Secure funding for development City, other (LJHTC, State Trust Fund, HOME, etc)
II Transion Glisan Street facility into permanent shelter	Permanent Basic Shelter for 90 men	None. Facility exists now and has been remodeled
III Investigate alternatives (a) Maintain 90 beds at Glisan St facility as Basic Shelter	Permanent Shelter for 90 men	None. Facility exists now and has been remodeled
(b) Create two 45-bed permanent shelters for men	Permanent Shelter for 90 men	Need 1 Acquire acceptable 2nd site 2 Secure funding for development and operation of 2nd shelter (Each 45-bed shelter requires 2 staff on 24-hours, double the staff of a 90-bed)
RESULT: Full implementation of facility part of Shelter Reconfiguration Plan		

From Marjorie Nile, HCDC staff, 7/11/85

35421

River District Association

Pursuing a 20-year Vision for Portland

*Absent the chairmans
credibility to sign a
letter he has authorized
me to state for the record
that the RDA will take no
action to oppose
these resolutions*

Roger L. Breezley
Chair

Robert Ames
Secretary

Donald W. Magnusen
Treasurer

Jim L. Edwards

John Eskildsen

Marshall Glickman

Greg Goodman

Ken L. Harrison

Paul L. Hathaway

Clayton Hering

Charles Lenard

William S. Naito

Cheryl D. Perrin

Michael Powell

Patrick R. Prendergast

Robert L. Ridgley

James Sanger

Mike Thorne

Ronald E. Timpe

Tom Walsh

Homer G. Williams

Ted Winnowski

June 30, 1995

Mayor Vera Katz
Commissioner Earl Blumenauer
Commissioner Charlie Hales
Commissioner Mike Lindberg
Commissioner Gretchen Kafoury
1220 S W Fifth Avenue
Portland, OR 97204

JUN 05 1995

COMMERCIAL & BUSINESS

Dear Mayor and Commissioners

We did not receive a copy of the draft resolution of the proposal for a temporary homeless shelter on Union Station property until noon today. As I will be unable to attend the July 5 City Council meeting, I am writing to explain the reason for my requesting you to delay action for one week on the proposal.

Our group, the River District Association, represents 22 businesses and other organizations. Its principal interest is preserving the integrity of the River District Vision, an interest that I am sure you have heard me say I share. The City is a partner with us in the River District. The City and our Association have adopted a development plan, a housing strategy and an implementation financing plan. We have a formal agreement for the joint financing and management of River District implementation. Just three months ago, the City adopted amendments establishing the River District in the Central City Plan. For a number of years, we have worked with the City, county and social service interests to fashion social service policies, and nearly three years ago arrived at a mutually acceptable plan for reconfiguring shelters in the Central City. A significant amount of public and private money and effort has been expended.

Next Wednesday, the City Council is being asked to waive all of the newly adopted River District Central City Plan amendments (less than a week after they become effective) and to vote to site what appears to be a non-conforming use in the district. I do not believe this is the correct solution to the immediate problem. I am disappointed by the process being used, circumventing our involvement as partners.

Roger Shiels
Executive Director

115 NW First Avenue
Portland OR 97209
(503) 242-0084
fax (503) 299 6769

On the other hand, we understand the need to close Recovery Inn and to maintain the shelter space it provides for the homeless. Despite serious reservations about the proposal, I believe that we could support it, with further discussion regarding the shelter reconfiguration plan, including permanent siting, some minor modifications and additional assurances. The Association and its members do not want to pursue this in an adversarial manner. We would like to continue to work with you in our partnership role and to help you bring this matter to a successful conclusion. Another week might make this possible.

Truly yours,



Roger Breezley

cc River District Association Board of Directors

Dear Mayor and Commissioners,
As agreed to July 11th, the River District Association will take no further action to oppose ^{the siting and} ~~the~~ resolution passed at council today () as authorized by our chairman who was not available to sign this commitment.

Revised
construction of the temporary homeless shelter authorized in

Additionally, I will not take an action to oppose the above resolutions ~~represented above~~ in my capacity as an adjacent property owner.

Board member,



RESOLUTION No. 35421

Authorize and direct various City Bureaus to take specific actions relating to the development of a temporary mass shelter on the Union Station property (Resolution)

WHEREAS, the Strategies for Fair Housing, adopted as Ordinance No 167189, in November 1993, removed barriers to siting special housing facilities, including mass shelters, throughout the City, and

WHEREAS, the Salvation Army's Recovery Inn closed July 1, 1995 and suitable services for homeless single men and women are not available to replace this loss as of this date, however, two new facilities, the Royal Palm and the Women's Facility at SE 11th and Couch, are expected to be completed and operational within the next 12-18 months, and

WHEREAS, the City Council adopted Agenda Item No 1017 on June 21, 1995, a report approving a temporary mass shelter to be built on City-owned property at Block 219, lots 1-4 of Couch's Addition, on NW 9th Avenue, and

WHEREAS, the temporary mass shelter will be sited for a period not to extend beyond March 1, 1998, and

WHEREAS, the proposed temporary mass shelter will be located in the heart of the River District which has been targeted by the City Council as an emerging area for new, high density residential and commercial development, which is now underway and expected to continue over the next 15 or more years, and

WHEREAS, so as to minimize the impact of the proposed temporary mass shelter on surrounding development activity and to ensure that the facility will be fully dismantled and removed from the Union Station site by April 1, 1998, a series of commitments, terms and conditions relating to the financing, development and operation of the proposed facility are essential

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon, that the following actions shall be undertaken relating to the design, construction, operation and maintenance of the proposed temporary mass shelter on the Union Station property

- 1 The Commissioner of Public Affairs is hereby authorized to work with the Multnomah County Board of Commissioners to negotiate an Operating Agreement and secure the funds necessary to cover all operating and maintenance expenses for the proposed temporary mass shelter as long as the temporary mass shelter is open, and report back to City Council within the next 120 days with information on how the temporary mass shelter operating and maintenance costs will be covered

- 2 Notwithstanding the City Council's separate Resolution adopted this date authorizing the Bureau of General Services to negotiate and execute a Lease Agreement with the Portland Development Commission, the subject temporary mass shelter shall cease operation not later than March 1, 1998
- 3 The proposed lease of the PDC property for the temporary mass shelter shall be for a limited term ending at midnight, March 1, 1998 and, by its terms, shall not be subject to renewal, reissuance or extension. The lease shall require that operation of the temporary mass shelter shall cease on the expiration of the lease term and that the temporary mass shelter shall be removed within 30 days after expiration of the lease term. The lease shall also designate the River District Association (Association) as an intended third-party beneficiary of, and with the right to enforce, the tenant's obligation to close and remove the temporary mass shelter consistent with the lease terms. The lease shall contain appropriate recitals giving rise to the Association's beneficial rights, including its forbearance in opposing the siting of the temporary mass shelter, and the intended use of the subject property for other purposes in the near future.

Notwithstanding anything in this section, PDC may sell, lease, sign or otherwise commit the subject site to a third-party while still occupied by the temporary mass shelter, subject to the lease with the City of Portland for the shelter.

- 4 Reauthorization of this temporary mass shelter and all related building and occupancy permits shall expire on March 1, 1998 consistent with the lease, and shall not be renewed, reissued or extended. As necessary, the Director of the Bureau of Buildings shall take all appropriate normal measures under PCC 3 30 15 to enforce the expiration of this temporary approval and related building and occupancy permits. The Director shall engage in such enforcement activities notwithstanding the separate enforcement rights of the Association under the lease.
- 5 PDC shall review the site and architectural design of the proposed facility at the preliminary and final design phases to insure compatibility with the surrounding area. PDC's review rights are to be applied within the context of the budget limitations established for the project in the time frame in which it is scheduled to be constructed.
- 6 The City shall be responsible for environmental testing of the site and shall pay all costs associated with any environmental remediation which may be necessitated during construction activities.

- 7 PDC and BGS shall establish an advisory committee to oversee the design, construction and on-going property management of the temporary mass shelter to address any problems which may arise and that are not adequately dealt with by the facility operator. Participation on the advisory committee shall include the Multnomah County Community Action Program Office, the facility operator, PDC, BGS, the Police Bureau, the River District Association, the Pearl District Neighborhood Association, and others as deemed appropriate. BGS shall establish the committee membership and coordinate the work of the committee during the facility's design and construction phases. PDC shall coordinate the work of the committee during its operation.
- 8 The lease between the City and PDC shall require that the Operating Agreement between the City and Multnomah County, for the proposed temporary mass shelter, include provisions which allow for the City and/or PDC to be reimbursed by the County for any direct actual expenses incurred by the City or PDC in providing maintenance, litter control or security services deemed necessary by the advisory committee to address problems which may be created by the temporary mass shelter and which are not adequately addressed by the County or the County's operator of the facility. The lease will also require the facility operator to comply with the Good Neighbor Plan which will be subsequently adopted.

ADOPTED by the Council, **JUL 12 1995**
Mayor Katz/Commissioner Kafoury
Sam Adams
July 12, 1995
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BY

BARBARA CLARK
AUDITOR OF THE CITY OF PORTLAND

Barbara Clark DEPUTY

RESOLUTION NO **35421**

Title

Authorize and direct various City Bureaus to take specific actions relating to the development of a temporary mass shelter on the Union Station property (Resolution)

INTRODUCED BY	DATE FILED JUL 12 1995
Mayor Katz & Commissioner Kafoury	Barbara Clark Auditor of the City of Portland
NOTED BY COMMISSIONER	
Affairs <i>Richard Katz</i> by <i>Cay Kershner</i>	Deputy
Finance and Administration <i>Vera Katz</i>	
Safety	For Meeting of _____
Utilities	
Works	ACTION TAKEN:
BUREAU APPROVAL	
Bureau Office of the Mayor	
Prepared by Date	
Sam Adams 7/12/95	
Budget Impact Review	
<input type="checkbox"/> Completed <input type="checkbox"/> Not Required	
Bureau Head.	

AGENDA		FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS	
			YEAS	NAYS
Consent	Regular	Blumenauer	—	—
NOTED BY		Hales	✓	
City Attorney	<i>[Signature]</i>	Kafoury	✓	
City Auditor		Lundberg	—	
City Engineer		Katz	✓	