

Appendix B

Public Comment

Consolidated Plan 2011-2016

Public Comment

Summary of Public Comments for 2011-2016 Consolidated Plan

All comments are summaries of actual testimony.
Comments submitted in writing are on file and available upon request. Sound recordings or videos of testimony presented at hearings are also available.

Date / Name / Affiliation	Impact of the Recession Public Hearing Comments	Staff Response
10/21/09 Janet Hawkins CCFC—Poverty Action Council	Planning and policy development staff member of the Poverty Action Council. The economic crisis has thrown formerly middle class individuals into poverty with a very steep increase in child poverty. PAC has a project called family economic security project to make sure working families are aware of tax-credit programs and to provide financial education.	We are aware of the impact of the economic situation on family poverty and, in particular, on child poverty. The jurisdictions directed ARRA funds (federal stimulus funds) to the Short Term Rent Assistance program to assist in stabilizing families in housing in FY 2009-10 and 2010-11. Although the need continues, Congress has not made further stimulus funds available. Our ESG allocation has increased slightly, but not in a sufficient amount to address the need.
10/21/09 Brenda McSweeny Poverty Action Council	Single parent of a five and nine year old. She is not able to work full time and support her children. With a low income it's hard to provide, especially with a special needs child. It's difficult with a low income, and works to get the most important bills paid first. She works with as many assistance agencies as possible to make ends meet.	There is significant unmet need for assistance for families that include persons with disabilities.
10/21/09 Lynne Walker	There are more households new to poverty, and the city and county are doing a wonderful job, but could apply a bit of pressure to agencies that are not fulfilling their mission. For example, Tri-Met doesn't get enough information out in different languages. Special need for increased Spanish information such as the Rose City Resource.	The Portland Housing Bureau will work with its partners to promote equitable service provision by addressing language barriers and other barriers to participation by communities of color. The Portland Plan will also address equitable access issues.

Public Comment

Date / Name / Affiliation	Impact of the Recession Public Hearing Comments	Staff Response
<p>10/21/09 Steve Messinetti Habitat Humanity</p>	<p>Serve Portland and Gresham and all of Multnomah county and are now targeting East Portland or communities with low homeownership; 80% are families of color. This past year has shown more families in fragile situations. Habitat for Humanity has placed 170 families in homes, with a zero percent foreclosure rate. This affects the economy positively keeping families in one place and not having to move children.</p>	<p>Homeownership is included in Consortium Priority 3. Staff appreciates Habitat's work to place households of color in homeownership. Education is an important foreclosure prevention strategy.</p>
<p>10/21/09 Frieda Christopher David Douglas School Board</p>	<p>Been a resident of outer East Portland for 33 years, been on the David Douglas for 19 years. Previously worked on the east Portland action plan. David Douglas is growing, and the recession is hitting hard with little affordable housing. Want to be careful of dense low-income housing. Also need increased economic opportunity and jobs.</p>	<p>The shortage of affordable family housing elsewhere in Portland and gentrification dynamics have indeed resulted in an increase in families with children in East Portland. The Portland Housing Bureau's new Strategic Plan calls for working with its partners to promote economic opportunity and educational opportunity for East Portland residents. When feasible, the Bureau will also seek to locate new development in high opportunity areas.</p>
<p>10/21/09 Barry Joe Stull Soapbox Under the Bridge</p>	<p>As an advocate for social justice, I grew up poor and was taught at an early age not to trust. I am now homeless and trying to begin my non-profit, and find that there is little kindness toward the homeless. We need to understand how we got here; HUD did not adequately fund affordable housing for 25 years. There aren't enough homes.</p>	<p>The shortage of housing for households with incomes at 0-30% MFI is well-documented, and addressing that shortage is the Consortium's Priority 1. However, Congress has reduced CDBG by 16.55 AND home BY 12%. This will affect the Consortium's ability to develop housing for very low income households.</p>

Public Comment

Date / Name / Affiliation	Impact of the Recession Public Hearing Comments	Staff Response
<p>10/21/09 Deborah Turner Portland Community</p>	<p>We provide affordable housing in N/NE Portland 700 houses. African Americans are impacted most by homelessness; most funds should go to organizations that serve those most impacted by the recession. There is not enough affordable housing to meet the need. We need to give families stability. Some are able to take advantage of the new homeownership tax credit, and our organization helps and stays with families for two years or so to help them through the process.</p>	<p>The shortage of affordable housing for very low income households is well-documented and contributes to homelessness. Providing more rental housing is the Consortium's top priority. Affordable housing is a predicate to family stability. Increasing homeownership – particularly among households of color – is within Consortium Priority 3.</p>
<p>10/21/09 Julie Massa Oregon Opportunity Network</p>	<p>Talk today about impact of recession on what we are able to do and provide/ maintain in the work we do. What I'm hearing from developers is that the foreclosures are affecting credit markets. There is also a high turn-back rate for section 8 rentals. The frozen credit market is affecting development, causing a domino effect. Properties have little cash flow, which is linked with unemployment, and it affects what people are able to pay for rent. When projects are underwritten, services should be tied into the cost.</p>	<p>The frozen credit markets have certainly affected development. Many projects were cancelled or postponed because of the inability to assemble financing. CDBG-R dollars allowed some smaller projects to proceed. The City is working with our state and federal legislative delegations to address this issue.</p> <p>The jurisdictions used stimulus dollars to fund the Short Term Rent Assistance program at HAP. STRA prevents evictions and homelessness by assisting tenants who would not be able to pay rent.</p> <p>Since this hearing, the Section 8 turn back rate has declined significantly as a result of actions taken HAP, the program administrator. Staff will continue to monitor participation rates. The underwriting issues have been under discussion in many different venues. Portland released new draft guidelines in fourth quarter 2010.</p>

Public Comment

Date / Name / Affiliation	Impact of the Recession Public Hearing Comments	Staff Response
<p>10/21/09 Carmen (No Last Name Submitted)</p>	<p>Want to speak to the idea that the City of Portland has a lack of wheelchair accessible housing in multifamily rentals, senior housing or in single occupant housing. If you can't fit families into the right size housing, you end up pushing them into more expensive/less affordable units. Families are forced to look at 3-4 bedroom housing just to get an adequate bathroom, and then housing tends to be in far-east side areas/ not in Portland. Waitlists for wheelchair accessible homes are 2-3 years long.</p>	<p>This issue is noted in the Analysis of Impediments to Fair Housing. The City funds the Fair Housing Council of Oregon to investigate complaints of discrimination, including failure to design and construct units in accordance with the FHAA of 1988, and failure to provide reasonable accommodation in housing. Developing accessible, family sized apartments is part of Consortium Priority 1. Portland is working to get a better understanding of demand for universally-accessible family-sized units.</p>

Public Comment

Date / Name / Affiliation	Equitable Access to Services Hearing	Staff Response
10/28/09 Tammi Blanc Central City Concern	19 months ago was homeless and went to recovery mentor program and got into recovery supported housing. Now in fair market housing. Ms. Blanc is grateful to be able to utilize these services to gain work at Portland Clean and Safe, many people come up to ask “where I can get a job like yours.” Recovery mentor program from CCC helped get her get stabilized with addiction/alcohol problem. She also worked with employment specialists. Would be nice if funds were available for services such as this for others in need.	Funding for transitional housing programs and services is within Consortium Priority 4. Funding for workforce training and other economic opportunity programs is within Consortium Priority 5.
10/28/09 Jacqueline Seely Open Meadows Client	Went through the Open Meadows program and would not be there without the job training program. Since went through training, now going to school for being a nurse. Youth need programs to get credit for themselves and to get into good jobs that turn into careers.	Education and job training are key elements of mobility out of poverty for youth. Funding for Economic Opportunity Initiative programs serving youth that offer these elements are within Consortium Priority 5..
10/28/09 Lee Rappaport	Need for youth employment programs, comprehensive program, employment and training. Need employment opportunities that lead to livable jobs, and full time jobs. Continuing funding is imperative.	Funding for Economic Opportunity Initiative programs serving youth that offer these elements are within Consortium Priority 5.
10/28/09 Julie Massa Oregon ON	. Discovery on the Health equity workgroup had a presentation on Oregon Opportunity Network. We are concerned about recent discovery about 20-minute Neighborhoods/Vision PDX plan. Planning has involved many stakeholder groups, but not many low-income individuals and families.	Portland Housing Bureau staff conveyed this feedback to the Planning Bureau. The Planning Bureau has taken constructive steps to involve more low income households and households from communities of color in the creation of the Portland Plan.
10/28/09 Felicia Wells Thomas Miso Micro Enterprise Services of Oregon	Working with small business development, projects goal is to increase income and to achieve financial goals. Program retention rate 90%, 90% are still in business. Other 10% were able to get jobs. Micro-enterprise is lower risk and allows others such as homeless to gain jobs. Some kind of investment vehicle needs to be developed to seed small businesses until they are viable.	Funding for Economic Opportunity Initiative microenterprise programs are within Priority 3.

Public Comment

Date / Name / Affiliation	Equitable Access to Services Hearing	Staff Response
10/28/09 Lisa Graham	From the community alliance of tenants, heard that services would be cut for the Neighborhood Inspection Team which would be disastrous. This would create a situation where renters have rights but no way to enforce them.	The Quality Rental Housing Workgroup (QRHW) formed following the issuance of the last Analysis of Impediments to Fair Housing in 2006 identified housing inspections as an important strategy for to ensure that low-income renters have decent homes. Budget realities have slowed the adoption of the QRHW recommendations. Inspection programs are in Consortium Priority 1. For 2011-12, Portland City Council is providing General Fund dollars for the Neighborhood Inspection Program in Portland in the Bureau of Development Services budget.
10/28/09 Pat Daniels	People need help finding jobs. Those with criminal backgrounds have a very difficult time. Need some life skills training with mentors. Need some services outside Portland's city limits to reach those in the outer areas. Now people mostly hear through word of mouth.	Funding for Economic Opportunity Initiative programs and other workforce training programs is within Consortium Priority 5. Many of these programs include peer mentors. Human Solutions Inc. offers workforce programs in East County and Gresham.
10/28/09 Andre Channel	Kids that do not make it through the programs are happening more often. Need to ask for continued support, recruit businesses to help, and community partners need to focus on extending services past the summer programs for youth.	Funding for Economic Opportunity Initiative Programs that serve youth is within Consortium Priority 5. Funding for housing and services to serve homeless youth is within Consortium Priorities 1 & 2.

Public Comment

Date / Name / Affiliation	Equitable Access to Services Hearing	Staff Response
10/28/09 Deborah Willoughby 211 Info	211 Information and referral specialist. 44% of calls are from East County. It's a good snapshot of the need, and information is shared with local non-profits. Call volume is high, not always enough to cover all the calls. People call 211 Info for a variety of needs from finding a job to dental work. Hope is that more funds will be available for those who are helping.	Funding for information and referral is within Consortium 4. Staff agrees that 211 data provides a good snapshot of current need, and that it would be good to make 211 services available 24/7..
10/28/09 Brian Franz Central City Concern	Central City Concern services have been tremendous and would like to see the same kind of services extended to the outlying areas. Now working full time and in college part time after being homeless three years ago.	Transitional housing programs are addressed in the Portland Access & Stabilization strategies.
10/28/09 Jim Buck Faith Based Orgs	Char of East county faith-based organizations, and wants to extend a compliment for undertaking these hearings. But, I find it ironic that we are discussing access to services and had to drive 20 miles to come to a hearing on access. It speaks to the issues of accessibility outside of Portland.	As more low-income people move to East County, more services should be available in that part of the County. Portland routinely invests in projects East of the City. Note that Consolidated Plan Hearings were held at 8 locations throughout the County. All hearings were reachable by mass transit. In addition, Staff accepted comments by e-mail, on the website, and over the phone.
10/28/09 Annabel Carlos Hispanic Chamber	Work at Hispanic Chamber of commerce, providing technical assistance to continuing funding for Latinos. Demands have changed, and more services are needed such as access to credit repair and pilot services. Need additional funding for these programs.	Funding for Economic Opportunity Initiative programs serving Latino adults and youth are within Priority 5. The EOI has in the past offered credit repair services to participants.

Public Comment

Date / Name / Affiliation	Equitable Access to Services Hearing	Staff Response
10/28/09 Keith Vann	<p>There is a need to invest in communities that are underserved. Many of the programs are offered by the city, but it's difficult as people don't always feel comfortable participating outside their communities. We should have recruiting leaders to go out into communities to get people to participate in programs.</p>	<p>Consortium Priorities 1, 2, 3, & 4 specifically call out the need to serve members of underrepresented communities. The Portland Housing Bureau has funded culturally-specific organizations to provide service in Action Plan 2011-12..</p>
10/28/09 Andrew Mason Open Meadows	<p>Executive Director of Open Meadows alternative schools. Working with youth to gain job skills; job training in the long run is very important. Open Meadows is not allowed to recruit at public schools for the job training courses, however.</p>	<p>Education and job training are key elements of any asset building strategy. Funding for Economic Opportunity Initiative programs serving youth that offer these elements are within Consortium Priority 3.</p>

Public Comment

Date / Name / Affiliation	Rental Housing Public Hearing Comments	Staff Response
11/4/09 Barbra Stone	Program Manager for shared housing, exchange services for rent. You don't always have to build housing to make homes available. Serves singles primarily with very low operating costs. No new infrastructure is needed, other than maybe ramps or grab bars. This method increases the livability of communities.	Shared Housing is a very efficient, economical, and sustainable approach to the severe shortage of deeply affordable housing that confronts our community. Funding for these programs is within Priority 1 and 2.
11/4/09 Julie Massa Oregon ON	Frozen credit markets are impeding development. Foreclosure crisis is also linked to the rental market, current housing stock just does not meet the need. Thousands are vulnerable to becoming homeless. Need more rent subsidies, planning for affordable housing, and more government options. CDBG funds should be used on preservation of affordable housing stock.	The increase in foreclosures and the difficulty homebuyers confront in securing financing has indeed trapped many households in the rental market, and rents have been rising. For FY 2009-10 and FY 2010-11, Portland has dedicated its Federal HPRP allocation to providing short term rent assistance to households at risk of homelessness. The Portland Housing Bureau has been using CDBG and a Section 108 loan secured by CDBG, as well as tax increment dollars, to fund efforts to preserve existing affordable housing.

Public Comment

Date / Name / Affiliation	Rental Housing Public Hearing Comments	Staff Response
<p>11/4/09 Sarah Zahn Human Solutions</p>	<p>Human Solutions Director. Working in East Portland, affordable housing is not a focus east of 82nd avenue. There is a great need for affordable housing, and there are a disproportionate number of low-income families. Gentrification is also an issue causing dislocation in communities of color.</p>	<p>There is certainly a need for more deeply affordable housing East of 82nd Avenue. Addressing this need is within Priority 1. Local residents have asked that jurisdictions increase the capacity of local schools before significantly expanding the number of units in East County. As part of our Sustainable Communities Initiative, Portland would like to develop more units in high opportunity areas, and extend opportunity to East Portland neighborhoods where low-income people presently reside.</p>
<p>11/4/09 Sarah Stephenson</p>	<p>Working with 840 units of chronically homeless. The greatest need is capital; operating costs are more for families, and they are the ones really struggling right now.</p>	<p>Funding for supportive housing is within Consortium priorities 1 and 2. The City of Portland's draft investment guidelines indicate when the City will supplement a significant up-front capital investment with funding for on-going operating costs.</p>

Public Comment

Date / Name / Affiliation	Rental Housing Public Hearing Comments	Staff Response
<p>11/4/09 Jen Matheson NAYA Youth and Family Center</p>	<p>NAYA represents Portland's Native American Communities. Public funds should flow to non-profit agencies that understand the needs of their communities and provide equitable access. Before investment is made in a neighborhood, the City should consider the impact on the different communities that live there. The Native American population in Portland has been underserved. A majority of members of the Native community struggle with excessive rent burdens. Native Americans have not been able to make use of housing vouchers due to various screening barriers.</p>	<p>Providing affordable rental housing to members of underrepresented communities within Consortium Priority 1. The Portland Housing Bureau has made an increased commitment to using culturally-specific providers when necessary to serve specific communities, including the Native American community. The Portland Housing Bureau is aware that one consequence of new investment in a blighted area can be displacement of existing residents and small businesses. As it undertakes new development projects, it will seek opportunities to mitigate the impact of new investment</p>
<p>11/4/09 Patrick Nolan</p>	<p>Affordable Housing has changed a lot in my lifetime, with serious reductions of funding and shelter beds replacing housing. People in need are not getting the funding they need; help is going toward people who have higher incomes.</p>	<p>Federal funds may be used to benefit household with incomes up to 80% MFI. The City of Portland, in its new Strategic Plan, has emphasized funding permanent housing above new shelter. See www.portlandonline.com/phb/ It is true that the supply of open market affordable housing has declined, as previously low-cost neighborhoods have gentrified. However, Portland has invested its federal and local funding in developing a supply of housing intended to be affordable for a minimum of 60 years. Much of that housing is to serve people with incomes below 50% MFI.</p>

Public Comment

Date / Name / Affiliation	Rental Housing Public Hearing Comments	Staff Response
<p>11/4/09 Barry Joe Stull</p>	<p>There is a flaw in the system and aid is going to people who don't really need the money. For example, food stamps go to help those who may not really need the assistance. Shelter beds are also higher cost than putting someone in a permanent apartment. Shelter beds cost \$40 per day, \$1200 per month.</p>	<p>It is true that shelter can be more expensive than permanent housing. The joint City-County 10 Year Plan to End Homelessness expresses a clear preference for permanent housing. However, until there is sufficient housing for all people experiencing homelessness, shelter remains an important strategy for providing people with safety off the streets.</p>

Public Comment

Date / Name / Affiliation	Homeownership Public Hearing Comments	Staff Response
11/5/09 Carrie Ellen Christian Habitat for Humanity	I want to show support Habitat For Humanity, as one of twenty families that acquired home in 2007. I am a single mom with mold problems in my former apartment. The higher cost of transportation offsets savings of finding affordable housing outside the city. Habitat causes a chain reaction of positive things for people. I now have ties with my neighbors. For more opportunities like mine, Habitat needs the ability to acquire more land.	Staff agrees that a measure of financial burden that includes both housing and transportation cost would be more useful to policy makers than the current cost burden measure which looks only at housing cost. Staff anticipates that the Sustainable Communities Initiative will promote use of integrated cost measures. Habitat is eligible for funding under Consortium Priority 3.
11/5/09 Heather Gramp Habitat for Humanity	Homeownership is an important part of the continuum of housing solutions. Habitat serves households with incomes between 36-60 % MFI. This includes 20% of all Portlanders. There is evidence that homeownership roots families in neighborhoods. People need four times the area median income to be able to afford a market rate home. This is not just a city of wealthy homeowners; Habitat helps the other citizens. 80% of new Habitat homeowners are families of color, which helps avoid gentrification.	Homeownership is an acknowledged anti-displacement strategy for gentrifying neighborhoods. Funding for both shared-equity homeownership and traditional homeownership is within Consortium Priority 3.
11/5/09 Amy Ludtke Proud Ground Client	I am a single parent and I bought my home though Proud Ground. As a full-time worker, getting assistance from my father, I still did not have enough money to purchase a market rate home. The Land Trust is an excellent program; I watch many of my friends pay more in rent in smaller places farther out of town. I am here to live for life, and have a home that I can pass on to my son.	Shared equity homeownership programs like those offered by Proud Ground are within Consortium Priority 3.
11/5/09 Lynda Moore Proud Ground Client	My partner and I bought my home little over a year ago from Proud Ground. I want to highlight the deeper sense of connectedness I feel with my neighborhood. We would not qualify now for a traditional mortgage. We also received a grant from PDC. Those funds helped us fix up the property.	Shared equity homeownership and home repair programs are within Consortium Priority 3.

Public Comment

Date / Name / Affiliation	Homeownership Public Hearing Comments	Staff Response
<p>11/5/09 Jessie Beason Proud Ground Director</p>	<p>As the Director of Proud Ground I have seen the median home price increase by \$80K from what it was in 1999. The average family now spends 30% of their income--up from 20%--on housing costs.</p> <p>The minority homeownership gap is very real and most pronounced in low- and moderate-income levels. Portland is facing market forces that will displace residents disproportionately along racial lines.</p> <p>There is an unmet need for low-income homeownership, which was outlined in the last Consolidated Plan. We need to make good on pledges to prevent displacement</p>	<p>Shared equity homeownership programs like those offered by Proud Ground are within Consortium Priority 3. Homeownership is a proven strategy against involuntary displacement during periods of gentrification.</p>
<p>11/5/09 Omar Martinez Hacienda CDC</p>	<p>Hacienda CDC is trying to bridge the minority homeownership gap through education, including teaching financial literacy. Seeing how the housing foreclosure crisis is developing, I know people wish they had received more homebuyer education so that they could have avoided bad loan situations.</p> <p>We need more affordability outside Portland, but with clear public transportation options; public transit is not always easy to navigate.</p>	<p>Programs to increase homeownership among households of color, including homeownership education programs, are within Priority 3. Improving transit so that residents of low- and moderate-income neighborhoods enjoy equal access to education, employment, recreation, and commercial opportunities is extremely important if we intend to advance social equity. This should be an objective of the region's Sustainable Communities work.</p>

Public Comment

Date / Name / Affiliation	Homeownership Public Hearing Comments	Staff Response
<p>11/5/09 Jen Mathesen NAYA Youth and Family Center</p>	<p>I am a homeownership program specialist. NAYA is trying to increase homeownership for communities of color. Portland's Native American community has loan-denial rates that are 25% higher than average. Native American homeowners often pay more than 50 percent of income for homeownership.</p> <p>Organizations of communities of color have identified strategies to boost homeownership rates but have seen little change. We need more services that are culturally specific and available in other languages.</p> <p>Families also want to stay in their communities, and down payment assistance is critical. A moderate amount of assistance can make the difference between long-term stability and continued moving.</p>	<p>Homeownership falls within the Consortium's Priority 3. The Portland Housing Bureau's commitment to equity is reflected in its new draft Strategic Plan. The Bureau has made an increased commitment to using culturally-specific providers when necessary to serve specific communities, including the Native American community. Because of cuts to Federal formula grants, PHB will not be using federal funds for down payment assistance. However, down payment assistance funded with local resources will be available in urban renewal areas.</p>
<p>11/5/09 Dianne Reilly New Columbia Resident</p>	<p>I am the Equity agenda coordinator for Coalition for Livable Future, and a resident of New Columbia. I am also a student of urban planning. I want to challenge the notion that problem of foreclosure comes from the irresponsibility of people who took out loans. The problem is promoting the idea that the market can address all the needs of a capitalist society. We need an economy with strong partnerships between the private and public sectors. We need to shift ideas to emphasize solutions instead of blame.</p>	<p>Staff appreciates Ms. Reilly's solution-oriented approach. The market does not meet the housing needs of low-income households. Staff notes that unscrupulous lenders and investors operating within a largely unregulated industry bear the lion's share of the responsibility for the foreclosure crisis.</p>

Public Comment

Date / Name / Affiliation	Homeownership Public Hearing Comments	Staff Response
<p>11/5/09 Joseph Portillio Hacienda CDC</p>	<p>Board member of Hacienda, also a loan officer. I want to talk about education—education about homeownership is the best thing that we can do to increase rates of minority homeownership. There are opportunities for homes, but people aren't ready because they need more education about programs, credit, down payment assistance, and information about what it takes to buy a house. There is a real difference between homebuyers who have taken a class and those who have not. We need to invest in education and down payment assistance to help more people get into homeownership.</p>	<p>Homeownership education and down-payment assistance are included within Consortium Priority 3.</p>
<p>11/5/09 Janis Khorsi</p>	<p>I grew up in Portland, but previously lived in Boston and was able to buy a house there. I was laid off, and then had to rent a house in SE Portland. It took a year to find a job, and renting was unhealthy for me but all I could afford. If I could buy a house in Boston, there's no reason I can't buy in Portland. I am now a homeowner, which could not have happened without Portland Housing Center and Proud Ground.</p>	<p>Both shared equity and traditional homeownership programs are within Consortium Priority 3.</p>
<p>11/5/09 Mari Ruth Petzing Ecumenical Ministries</p>	<p>I am from Ecumenical Ministries; we match people who need housing with people that need renters. Working with homeowners with large homes in need of extra income, we help them to rent out rooms in their homes. Many homeowners are facing financial crisis and are looking to rent out rooms. We help to come up with a rental agreement, monitoring, mediation, referral to other services, and check in regularly. We also provide education about landlord-tenant laws so renting out rooms doesn't become a nightmare. This creates individuals helping each other, without subsidies. It allows homeowners to keep their homes without cost from the government or other services, and it invites new people into neighborhoods without having to build additional housing.</p>	<p>Shared Housing is a very efficient, economical, and sustainable approach to the severe shortage of deeply affordable housing that confronts our community. Funding for these programs is within Priority 1 and 2.</p>

Public Comment

Date / Name / Affiliation	Homeownership Public Hearing Comments	Staff Response
11/5/09 Laura Kuperstein 211 Info	211 info is partnering with the Housing Bureau, trying to gain support using federal dollars to help people remain in homes. We also need legitimate counseling services to enable people to avoid scams. People hear about public resources in a variety of ways. 211 Info sees a lot of calls about foreclosure. Services are not always known to the public.	There is a clear need for more homeownership education. It is one of the most effective ways to prevent foreclosure. Homeownership education programs fall within Priority 3. Information and referral services that 211 provides are a tremendous resource for our community.
11/5/09 Barry Joe Stull	By taking funds that could be used for affordable multi-family rental projects and putting them into subsidizing homeownership, 60% of subsidies end up going to people who make over \$55K per year. If you are not a person with a disability then the waitlist for HAP is too long. There are too many inequities in our culture	The majority of Federal funds that the Consortium receives each year go to affordable multi-family rental housing preservation and development, Consortium Priority 1. Homeownership programs, including those that seek to address continuing inequities in homeownership rates between white households and households of color, are within Consortium Priority 3. Staff believes there is need for – and room for – both types of programs.

Public Comment

Date / Name / Affiliation	Fair Housing Public Hearing Comments	Staff Response
11/12/09 Donita Fry NAYA	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Enrolled member of the Shoshan tribe, currently on Portland Youth and Elders Council. The Native Community needs stable homes, which lead to thriving communities. One in three Native Americans live in affordable housing but many more need it, 8.6% experience homelessness. There is a lack of affordable housing, and many Natives experience racism; Native Americans are most likely to be discriminated against. We need equitable funding based on the need and who is more affected negatively.</p>	<p>Consortium Priorities 1 and 2 address the need for more rental housing and ending homelessness. The Portland Housing Bureau has made an increased commitment to using culturally-specific providers when necessary to serve specific communities, including the Native American community.</p>
11/12/09 Jason Long Person with disabilities	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Shortages of affordable housing are obstacles to all but shortages to those with disabilities are an even bigger problem. Low-income renters are finding it harder to gain access to affordable housing, but locations of the affordable housing that is out there is a major barrier to those of us with disabilities. The distance to community centers or things like park and rides are a barrier. Need more integration of affordable housing, jobs, and amenities.</p>	<p>These issues – including access to opportunity -- are addressed in the updated Analysis of Impediments. Staff is attempting to quantify the shortage of accessible units, and to develop a way for persons with disabilities to have first crack at accessible units. The location of accessible units is a function of what regulations were in effect at the time the housing was developed or rehabilitated.</p>
11/12/09 Barry Joe Stahl	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Noticed Maxine Fitzpatrick, Executive Director for PCRI appeared in court Contempt of Court—Destroyed Property PCRI, 30 Day no cause.</p>	<p>Staff has no knowledge and cannot comment on this landlord-tenant dispute.</p>

Public Comment

Date / Name / Affiliation	Fair Housing Public Hearing Comments	Staff Response
<p>11/12/09 Deneen Hayward</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>In applying for a rental unit, rental was denied because my boyfriend/ roommate was African American. There was no other basis for denial. I contacted the Fair Housing Council, and followed a long road to a resolution. I understand why people give up on the process since it took three years. I could not believe this is still a problem. Money needs to be spent to resolve this issue. And the appeal process needs to be streamlined as it took so long to resolve.</p>	<p>Discrimination based on race is discussed at length in the updated Analysis of Impediments to Fair Housing. Activities to further fair housing are within Consortium Priority 1. Staff will investigate whether the timeline for resolving complaints on appeal can be streamlined.</p>
<p>11/12/09 Brenda McSweeney</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>There are issues around finding housing for low-income people. Many don't accept Section 8 vouchers, others won't accept pets, or have issues with children. We need more desirable affordable places to stay to keep kids in the same school district.</p>	<p>The connection between stable housing and education attainment has been well-documented. Programs to assist families to remain housed are within Consortium Priorities 1. In previous years, funding was available from Portland under the Schools Families Housing program for this express purpose. That program has been absorbed into the Short Term Rent Assistance program administered by HAP. It is illegal for a landlord to discriminate on the basis of familial status. The members of the Consortium fund the Fair Housing Council of Oregon to provide community education and to investigate complaints of unlawful discrimination.</p>

Public Comment

Date / Name / Affiliation	Fair Housing Public Hearing Comments	Staff Response
<p>11/12/09 Carla Danley Also via email and mail</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>My family has experienced difficulty gaining access to ADA housing. ADA rules are for public structures, but housing is often a private issue and needs some attention for accessibility regulations. Tri-Met goes above and beyond for disabled citizens, and the Housing Bureau should take a page out of their book in terms of fair housing. Affordable rental units are too small, even with multiple bedrooms you can't get around with a motorized chair. Other cities have figured it out, such as Beaverton and Gresham, but Portland is behind in terms of accessible housing.</p>	<p>The Fair Housing Act governs accessibility in most private market housing. The Portland Consortium funds the Fair Housing Council of Oregon to investigate complaints of discrimination. Current building codes meet the requirements of the Fair Housing Amendments Act of 1988, but do not meet the more rigorous universal design standards favored by advocates for persons with disabilities. Staff is attempting to quantify the need for additional accessible units of different sizes. The accessibility of units depends on the regulations in effect at the time the building was developed or rehabilitated. This issue is discussed further in the updated Analysis of Impediments to Fair Housing.</p>
<p>11/12/09 Leah Grey</p>	<p><i>The complete comments are on file; this is a summary..</i></p> <p>I have testified before, I am an activist organizer for tenants rights. I have homeless 3 or 4 times in my life, and recently got my family settled again after being homeless. I had a hard time gaining housing because of background and credit checks. People are pushed out of the market, and held back by various barriers from their pasts.</p>	<p>A number of programs to assist households to overcome barriers to housing are funded within Consortium Priorities 1, 2, and 4. See also Portland's Housing Access & Stabilization strategies.</p>

Public Comment

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
<p>11/18/09 Ibrahim Mubarich Homeless Liberation Front</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Representing the Homeless Liberation Front, I have been in the homeless community for 10 years. The homeless should be seen as deserving people, but with a history of homelessness people have a hard time getting out. Estimating the true number of homeless individuals is very difficult with people living elsewhere in abandoned buildings and in neighborhoods. Even shelter beds are often avoided by the homeless because they are targeted by the police. Homelessness has been criminalized.</p>	<p>The jurisdictions are implementing the 10 Year Plan to End Homelessness, focusing on prevention, rapid rehousing, permanent supportive housing for chronically homeless adults, and safety off the streets for people who have not yet been placed in permanent housing. See Consortium Priority 2.</p>
<p>11/18/09 Rachel Post Supportive Housing Central City Concern</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Director for Supportive Housing at Central City Concern. There is a need for the community to have drug/alcohol rehabilitation housing. Getting help and housing is what is really needed, housing is the key. There is a waitlist for these services, so there is a need for more funding.</p>	<p>Funding for transitional housing and drug-and-alcohol-free housing is within Consortium Priority 4.</p>
<p>11/18/09 Michelle Grimm</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>I was homeless for 3 years, moving between couches. I would spend holidays in shelters. I was able to get stable housing and then my apartment burned down. Shelter is very difficult to get into, TANIF does not cover all the contingencies. Impact NW has really helped me, I am now getting good grades and on the Dean's List studying childhood education. I am thankful for the help I got, and there needs to be more resources like this out there.</p>	<p>Programs to assist people experiencing homelessness are within Consortium Priorities 2 & 4. Programs to assist low-income individuals with education, training and support into career path, living wage employment are within Priority 5.</p>
<p>11/18/09 Mindy Stone</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>The homeless population has grown because of predatory lending practices. It is a crime to let people be homeless. Basic human rights must be protected. Homeless people often resort to desperate measures; we have to take care of one another. The camping ordinance should be reconsidered. Being homeless doesn't automatically mean mental health problems or drug problems.</p>	<p>Programs to assist people experiencing homelessness are within Priority 2. The jurisdictions in the Consortium are implementing the 10 Year Plan to End Homelessness. The Plan assumes that people experiencing homelessness are much like other people, except that they do not have places to call home. The goal of the plan is to end homelessness through a number of housing strategies. See, e.g., Portland Housing Access & Stabilization strategies</p>

Public Comment

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
11/18/09 Mary Lindsey	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Receiving services from Central City Concern. I was homeless for 10 years until CCC, and have now been with the program for 1 year. I am going back for my GED. The biggest contribution to success is drug/alcohol housing. When you are homeless, it's difficult to get things like I.D. Card/library card, other services. Homeless services should get additional funding.</p>	Transitional housing programs, including alcohol and drug-free housing programs, are within Consortium Priority 4.
11/18/09 Patrick Johnson	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Portland is one of the most friendly to homeless.</p>	Our Ten Year Plan to End Homelessness seeks to remove the stigma that often attaches to homelessness, by documenting the severe shortage of housing affordable to the lowest-income households.
11/18/09 Rodney Costellano	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Involved with services with Central City Concern, and the mentorship program. I was incarcerated because of drugs. With housing I was able to stay clean and sober. I would even have an ID card without these services. Just living in a drug and alcohol free community opened up doors and good things are now happening.</p>	Transitional housing programs, including alcohol and drug-free housing programs, are within Consortium Priority 4.
11/18/09 Adam Sperando	<p><i>The complete comments are on file; this is a summary.</i></p> <p>A year ago this month I was homeless. I went to Hooper Detox Center, and from that point on graduated the program and got treatment. I was able to get a job, and am now ¾ of the way to self-sufficiency. Many people mentored me. I am now about to get my own apartment and will be paying rent.</p>	Transitional housing programs, including alcohol and drug-free housing programs, are within Consortium Priority 4.
11/18/09 Robert Cully	<p><i>The complete comments are on file; this is a summary..</i></p> <p>In the Richard Harris build/ clean & sober house. I was in jail because of heroin addiction, and Central City Concern helped me get into treatment. I got out of jail and went to Hooper Detox. I lost everything because of addiction, and CCC saved my life. I am a changed person.</p>	Transitional housing programs, including alcohol and drug-free housing programs, are within Consortium Priority 4.
11/18/09 Brad Dennis	<p><i>The complete comments are on file; this is a summary..</i></p> <p>Part of Homeless youth continuum, I am seeing with youth a trend in 18-23 year olds becoming pregnant, dealing with domestic violence, out of school. Teens without help sometimes trade sex for housing or money, and they are put in very vulnerable situations. Some organizations like NAYA work with youth that are trending toward these situations. We need to look at East County, North Portland, it's difficult for teens to come into the city for help. Services need to be more accessible.</p>	Services for homeless youth are within Priority 2. People who work with women in situations of domestic violence are citing a need for more affordable housing than ever before. Staff will attempt to quantify this need.

Public Comment

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
<p>11/18/09 Sam Horse</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Work For 211 info, on the front lines for assessing the needs of the community. According to our specialists, when people call for housing, they run into legal barriers. Sometimes it's parents with children, other times pregnant women. The hotline provides a lot of information about emergency warming shelters.</p>	<p>Programs that remove or mitigate barriers to housing are within Consortium Priorities 1 & 2. The Analysis of Impediments to Fair Housing (AI) discusses discrimination against families with children. The Executive Summary of the AI is included in this Plan. The full AI is available on line at www.portlandonline.com/phb/fairhousing or at the PHB offices.</p>
<p>11/18/09 Fast Buffalo Youth</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>When I went to NAYA, I got back to school. They trusted me, and helped me turn my life around. I want to be a better person now.</p>	<p>There is no question that, to succeed in school, youth need a safe, stable home. Organizations like NAYA combine housing assistance with educational programs. The Portland Housing Bureau has made an increased commitment to using culturally-specific providers when necessary to serve specific communities, including the Native American community.</p>
<p>11/18/09 Yesika Arevalo</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Here to express support that we should help assist homeless families and support services, and help people attain supportive housing. I escaped from domestic violence, and after living in homeless shelter got assistance from Human Solutions and one year later have secure home and achieved self sufficiency. My story proves that services work. Please continue to fund programs that support homeless families.</p>	<p>Services for homeless families, including those who are homeless due to domestic violence, are within Consortium Priority 2. Programs that offer education and training to youth and adults, including those from homeless families, are within Consortium Priority 5.</p>

Public Comment

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
<p>11/18/09 Barry Joe Stull</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>The homeless population has grown because of predatory lending practices. It is a crime to let people be homeless. Basic human rights must be protected. Homeless people often resort to desperate measures; we have to take care of one another. The camping ordinance should be reconsidered. Being homeless doesn't automatically mean mental health problems or drug problems.</p>	<p>Programs to assist people experiencing homelessness are within Consortium Priority 2. The jurisdictions in the Consortium are implementing the 10 Year Plan to End Homelessness. The Plan assumes that people experiencing homelessness are much like other people, except that they do not have places to call home. The goal of the plan is to end homelessness through a number of housing strategies. See Portland Housing Access & Stabilization Strategies, and Housing Preservation & Development Strategies.</p>
<p>11/18/09 Erika Silver</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>I want to support equitable spread of resources to not leave out certain people. Homeless people are invisible; the homeless count helps, but there are more people on the streets now, including families. Many have short-term emergencies, illnesses, the loss of a job, need help paying rent. It's much cheaper to prevent homelessness than it is to treat it, and that should be the focus of funding.</p>	<p>Homelessness prevention is the most efficient and economical strategy. The jurisdictions in the Consortium have funded short term rent assistance programs under Consortium Priorities 1 and 2. Staff agrees that it is difficult to obtain a complete and accurate count of people experiencing homelessness. Staff does its best, using point in time data supplemented by HMIS/ Service Point data. Staff acknowledges that homeless families are undercounted, because they are less likely to use the shelter system or other public services.</p>

Public Comment

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
11/18/09 David Regan	<p><i>The complete comments are on file; this is a summary.</i></p> <p>We need to look at the bigger picture. There are more waiting lists for housing, shelter programs, and other services. The average homeless person is now there because they can't find work, or had substance abuse issues. People don't always need counseling services, some just need jobs. We're not aggressive enough, we need more work programs.</p>	<p>Staff concurs that the economic downturn is responsible for an increase in the number of people who are homeless and need housing and services. Workforce programs that serve homeless and very low-income individuals are within Consortium Priority 5.</p>
11/18/09 Mike O'Callaghan	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Shelterlessness is different than homelessness. It's easier to solve than homelessness. But it is inappropriate that humans should live in these conditions; no one wants to be on streets. People are there because there is nowhere to go. The Sit-Lie ordinance treats people like rats. We need a half-step to housing like Dignity Village.</p>	<p>In the 2009-10 winter, Portland and Multnomah County opened two warming centers, an alternative to shelter for people who have not yet been placed in permanent housing. The Consortium is committed to homelessness prevention strategies (such as short term rent assistance) and permanent housing strategies. Shelter is cost efficient in the short term, but does not effectively end homelessness.</p>

Public Comment

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
<p>11/18/09 Ava Hanson Dyer</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Homeless programs do not serve communities of color, and research is not conducted for communities of color. When it is conducted for communities, such as the Native American community, there is a legacy of distrust about the validity of the data. It's difficult for communities of color to have agencies and researchers tell communities what's best for them. I recommend practice-based programs and research that is more participatory.</p>	<p>Data about the level of service to communities of color is available on the Portland Housing Bureau website. Ensuring equitable access to programs and services for members of communities of color is a continuing issue. Staff is very willing to supplement Census data with research conducted by PSU in coordination with communities of color, in order to set better goals for service to communities of color.. However, that community-validated data is not yet available for use. The Portland Housing Bureau has made an increased commitment to using culturally-specific providers when necessary to serve specific communities, including the Native American community.</p>
<p>11/18/09 Bobby Weinstock NW Pilot Project</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>I work with Northwest Pilot Project; we need to address the shortage on collecting data. When there are not enough affordable units the pipeline freezes up. The basic problem is there is not enough affordable housing. We need to keep the spotlight on getting good data.</p>	<p>Staff endorses the call for better data on housing supply and demand. The Portland draft Strategic Plan includes strategies related to data.</p>

Public Comment

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
<p>11/18/09 Duke Cardinal</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Housing is a human right. Northwest Pilot Project put out an inventory (downtown affordable housing inventory), 30% or less than MFI. The majority of units are being built for above 30%. Affordable housing is the only way, and we have to eliminate barriers.</p>	<p>The shortage of housing for households with incomes at 0-30% MFI is well- documented. In the last five years, the City of Portland has facilitated the preservation of some 0-30% units (e.g. Clay Tower), and developed others (e.g. the Bud E. Clark Center). Nevertheless, during the recent hot real estate market, some very low rent units were lost to rent increases, condo conversions, or demolition. Developing housing for very low income persons is within Consortium Priority 1.</p>
<p>11/18/09 Janet Smith</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Church looking at creating interim shelter in Gresham; holding a faith summit—time this to happen in Gresham and Pastors in the City.</p>	<p>Staff appreciates the efforts of the many community volunteers who help the most vulnerable members of our community. The 10 Year Plan to End Homelessness contemplates that a variety of community organizations, including faith-based organizations, will play a significant role in providing homeless people with safety off the streets and advocating at local, state and federal levels for more resources to end homelessness.</p>

Public Comment

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
11/18/09 Heather Brown Outside In	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Outside IN—provide healthcare and work with homeless youth. Youth do not have access to affordable housing, help with substance abuse issues, they need support that is matched with housing. We are working with people who are not at the age of independence. We need more focus on these youths.</p>	<p>Providing housing and services to homeless youth is within Consortium Priorities 1, 2, & 4.</p>
11/18/09 Ross Benet	<p><i>The complete comments are on file; this is a summary.</i></p> <p>This is a global problem; Dignity Village, along with other programs were key to success; if we're going to tackle this we have to think outside of the box; one dignity village is not enough.</p>	<p>Dignity Village has received financial support primarily from private donors. Federally-funded programs to assist people experiencing homelessness with housing and services are within Consortium Priorities 1, 2 & 4. The jurisdictions in the Consortium are implementing the 10 Year Plan to End Homelessness. The Plan assumes that people experiencing homelessness are much like other people, except that they do not have places to call home. The goal of the plan is to end homelessness through a number of housing strategies. The Plan also contemplates continuing to invest in shelters and warming centers to secure safety off the streets, until there is enough permanent affordable housing for everyone now experiencing homelessness.</p>

Public Comment

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
<p>11/18/09 Chris Shields Sisters of the Road</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>With most of the shelters, you are lucky if you get a bed. Until I went to JOIN, I got turned down or they wanted too much rent. I cannot afford \$1,000 for a deposit or rent. We need more shelters for people who are in between jobs and paychecks.</p>	<p>Programs to assist people experiencing homelessness are within Consortium Priorities 1, 2, & 4. The jurisdictions in the Consortium are implementing the 10 Year Plan to End Homelessness. The Plan assumes that people experiencing homelessness are much like other people, except that they do not have places to call home. The goal of the plan is to end homelessness through a number of housing strategies. The Plan also contemplates continuing to invest in shelters and warming centers to secure safety off the streets, until there is enough permanent affordable housing for everyone now experiencing homelessness.</p>
<p>11/18/09 Ernest Williams</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Youth lack motivation, and have the mindset to stay outside. They see society looking down on them. Homeless youth need help with motivation, and they get caught up in esteem issues. More concentration on these youth groups is important.</p>	<p>Economic Opportunity Initiative programs to assist youth with education, job training, and peer supports are within Priority 5. Programs to address the housing and service needs of homeless youth are within Priorities 1, 2 & 4.</p>

Public Comment

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
<p>11/18/09 Brandy Tuck</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>At the Goose Hollow family shelter, there has been a dramatic increase of families with children who are homeless. There is shelter space for very few families. Half of dollars should go to family services. We need to utilize volunteers, which would be inexpensive but effective. And most important address the plan for more emergency shelter for families.</p>	<p>Data shows that there has been an increase in family homelessness. The joint City-County 10-Year Plan to End Homelessness includes strategies addressed at preventing and ending family homelessness. Since this testimony was provided, Congress has expanded the definition of 'chronic homelessness' to include families, and has also made some additional funding available.</p> <p>The funding equity issue is a difficult one. No population of homeless people (adults, families, youth, DV) receives adequate funding to address the need. Families have access to some resources, including TANF, that are not available to other homeless populations. Ultimately, Staff questions whether it is constructive for populations to fight each other for scarce resources. Staff supports efforts to increase the funding available to address and end all homelessness by increasing rent assistance and developing more affordable housing units, including PSH units.</p>

Public Comment

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
<p>11/18/09 Sarah Case</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Speak to a few issues regarding gaps in resources. Primary areas that are hurting are basic staffing for mental health and drug and alcohol counselors. There is a need for satellite services outside the downtown core. There is also a lack of rental properties that accommodate youth with criminal backgrounds.</p>	<p>HUD regulations limit the percentage of CDBG that entitlement jurisdictions can spend on public services such as staffing and drug and alcohol counseling to 15% of the grant. The jurisdictions have aggressively sought new state and local resources to fund these services. The Portland Housing Bureau also has made an increased commitment to fund programs outside of the downtown core. Programs that address rental barriers are within Consortium Priority 1</p>
<p>11/18/09 Mike McGee</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Community Organizer—Meeting criteria for those that need services (those who do not have addiction issues do not qualify; waiting lists in 100's). The Coordinating Committee came up with camping guidelines but people are still being deprived of basic needs. Dignity Village is now far out, with the closest store three miles away, no internet access, in a flood plain in the middle of nowhere. How the homeless are treated needs to be changed.</p>	<p>Programs to assist people experiencing homelessness are within Priorities 1, 2 and 4. The jurisdictions in the Consortium are implementing the 10 -Year Plan to End Homelessness. The Plan assumes that people experiencing homelessness are much like other people, except that they do not have places to call home. The goal of the plan is to end homelessness through a number of housing strategies. The Plan also contemplates continuing to invest in shelters and warming centers to secure safety off the streets, until there is enough permanent housing for everyone now experiencing homelessness.</p>

Public Comment

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
<p>11/18/09 Ashley Thirstrup NAYA</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>NAYA—Survey of 100 youth/shelters/ downtown/ found half of young people were of color and Native Americans. We are seeing a spike of youth living in dangerous situations. Issues are unique, but youth feel invisible. The biggest hurdle is not enough transitional programs outside of the downtown core.</p>	<p>Priority One calls for housing for members of underrepresented communities, a category that certainly includes Native American youth. The Portland Housing Bureau has made an increased commitment to using culturally-specific providers when necessary to serve specific communities, including the Native American community. The Bureau also has made an increased commitment to fund programs outside of the downtown core.</p>
<p>11/18/09 Patrick Nolan</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>We need to start talking about long-term solutions like jobs. Long term solutions for housing is also necessary. Shelters cost \$30/night but long term solutions cost \$14/night. We need to look at solutions that are not temporary band-aid solutions.</p> <p>Advocate half-step to housing such as Dignity Village, 50-person tent cities/ self-governing. Look at long-term solutions, not just a bed for a night.</p>	<p>Workforce and microenterprise programs that work with people who have multiple barriers to success are within Consortium Priority 5. The jurisdictions in the Consortium are implementing the 10 Year Plan to End Homelessness. The goal of the plan is to end homelessness through a number of housing strategies. The Plan expresses a clear preference for long term solutions. The Plan also contemplates continuing to invest in shelters and warming centers to secure safety off the streets, until there is enough permanent housing for everyone now experiencing homelessness. Dignity Village has been primarily funded through private donations.</p>

Public Comment

Date / Name / Affiliation	Housing Needs of Aging Populations Public Hearing Comments	Staff Response
<p>12/2/09 Jenny Weinstein Portland State University</p>	<p><i>The complete comments are on file; this is a summary.</i> Portland State Institute on Aging, works toward affordable senior housing. PSU provides special supportive services, sets aside units to house older adults. We also help elders find information about housing options. There is currently no central location for housing options for older adults. The information is fragmented. Senior housing that incorporates supportive housing for low income but not middle income.</p>	<p>There is a clear need for better information about the availability of senior housing options. This fits within Consortium Priority 4. Portland’s Housing Access & Stabilization services Access & Stabilization strategy includes Housing Connections, a web-based housing locator service. It is possible that Housing Connections could serve this need, if resources are available to expand the database.</p>
<p>12/2/09 Betty Marino</p>	<p><i>The complete comments are on file; this is a summary.</i> I am here to support the needs of LBGTQI elders. They often have to “go back into the closet” to find affordable housing. They lack the supportive services needed. They also suffer from lack of equality in pension laws, etc. when their partners die. There also becomes a high incidence of alcoholism and depression. These elders need to be able to live their lives fully.</p>	<p>Staff appreciates that Ms. Marino brought information about the many challenges facing LBGTQI elders to our attention. LBGTQI elders’ housing -related needs are addressed in the update to our Fair Housing Plan (Analysis of Impediments to Fair Housing). The Executive Summary is part of this Plan.</p>

Public Comment

Date / Name / Affiliation	Housing Needs of Aging Populations Public Hearing Comments	Staff Response
<p>12/2/09 Sharron Rose Rainbow Vista Resident</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Current resident of Rainbow Vista active gay retirement community. LGBTQI people fear discrimination. Often, the person taking care of you doesn't want to be taking care of a gay person. Rainbow Visa is doing it right with reasonable costs, and an excellent quality of life. But there are no other places like it.</p>	<p>Staff appreciates that Ms. Rose brought information about the challenges facing LGBTQI elders to our attention. Working with the community, we will explore whether and how housing policy or housing resources can address the elders' housing-related needs. Please see the discussion of this issue in the Analysis of Impediments to Fair Housing.</p>

Public Comment

Date / Name / Affiliation	Housing Needs of Aging Populations Public Hearing Comments	Staff Response
<p>12/2/09 David Hanson</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Studies show that 86% of renters are spending more than 30% of income on housing. Majority of adults 55 and over want to stay in their current residence as long as possible but 44% of those who had moved in the last five years had done so to reduce housing costs.</p> <p>Finding affordable housing is a concern, especially among renters</p> <p>Survey showed that ¼ of adults surveyed reported needing repairs, changes or modification to remain in their home as they ages, while 32% of adults surveyed said that their home needed one or two repairs or changes, another 32% said their home needed five or more repairs or changes.</p>	<p>Staff appreciates the information and analysis provided by Mr. Hansen on the housing issues facing aging adults.</p> <p>The jurisdictions have prioritized the preservation of existing Project-based Section 8 units, where tenants pay no more than 1/3 of household income for rent. However, there are nowhere enough units to meet the need; Section 8 vouchers and public housing units also have long waiting lists. As a result, we know that many households suffer under extreme rent burdens.</p> <p>To address a short term emergency that has placed a household at risk of eviction, the jurisdictions currently fund a Short Term Rent Assistance program, administered by the Housing Authority of Portland. However, STRA is not intended to alleviate the kind of long-term severe rent burden faced by older adults on fixed incomes who are renting market rate, unsubsidized units. Staff will continue to examine what more can be done to address this situation within the limits of current resources. Significant new resources may be needed if we are to have a material impact on the problem.</p>

Public Comment

Date / Name / Affiliation	Housing Needs of Aging Populations Public Hearing Comments	Staff Response
<p>12/2/09 Darvel Lloyd Impact NW Volunteer</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Folks worry about being housebound, worry about basic chores and maintenance as age. Searching HUD website I counted 1400 units that are designated for elderly in Portland. 200 are designated for disabled(not sure if these are section 8. IMPACT NW long list of clients on a waiting list that is years long.</p>	<p>Mr. Lloyd's testimony illustrates the vast unmet need for subsidized housing for older adults. Creating more housing is within Consortium Priority 1. We will examine, with the community, what more can be done to address this situation within the limits of current resources. Significant new resources may be needed if we are to have a material impact on the problem.</p>
<p>12/2/09 Ian Jones Rainbow Vista Manager</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>We need more education on sensitivity training for nursing assistance. More support from community to educate and get the word out about Rainbow Vista. It's about finding a place to be able to live.</p>	<p>It is important that all supportive housing residents be treated with respect by the administration and the employees. . Staff appreciates the need for housing for LGBTQI older adults. A project for low-income LGBTQI older adults would fit within Consortium Priority 1.</p>

Public Comment

Date / Name / Affiliation	Housing Needs of Aging Populations Public Hearing Comments	Staff Response
<p>12/2/09 Jason Long NAYA Family Center</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Community specialist for NAYA. What is needed for seniors:</p> <ul style="list-style-type: none"> - Seniors want a place to call their own. - A place to come and go without issues. - Able to manage home themselves. - Close to transit and services to be self-reliant. - Affordable housing and barriers: access is difficult; minority populations more likely to be discriminated against and substandard housing. - Need community centers - Housing units without stairs - Well lit - Centers feel welcome <p>These are also the wants and needs of others in community.</p>	<p>Staff appreciates the information Mr. Long brought to our attention about the needs of elders in the Native American community. The values of independence and self-reliance are shared by many people. Priority One calls for housing for members of underrepresented communities, a category that certainly includes Native American youth. The Portland Housing Bureau has made an increased commitment to using culturally-specific providers when necessary to serve specific communities, including the Native American community. Discrimination on the basis of race is discussed in the 2011 Analysis of Impediments to Fair Housing.</p>
<p>12/2/09 Brenda Jose Unlimited Choices</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>People do not want to move into nursing homes. There are many things we can do while building homes. We need a universal design that people are able to visit. It's about quality.</p>	<p>Alternatives to nursing homes are cost effective and more in keeping with the preferences of older adults to maintain their autonomy and independence.</p> <p>Staff will take a look at the universal design issue as PHB moves to the implementation phase of its Fair Housing Plan.</p>

Public Comment

Date / Name / Affiliation	Housing Needs of Aging Populations Public Hearing Comments	Staff Response
<p>12/2/09 Barbra Stone Ecumenical Ministries</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>We work to match people with housing needs, to those who want to share their home. Many are experiencing challenges as a result of rising utility costs. Home modification needs are presenting challenges to seniors. Sharing rooms with renters helps defray costs of rising costs of utilities.</p> <p>Ecumenical Ministries seeks finding sources that will permit the roll-out of services to rest of Multnomah County and areas outside Portland.</p>	<p>The Shared Housing Program fits within Consortium priority 1. The Portland Housing Bureau funds the Shared Housing Program. Both Multnomah County and the City of Gresham use a public RFP process to allocate their federal housing and community development resources. Staff suggests that EMO check with staff for the County and Gresham about the timing of these funding opportunities.</p>
<p>12/2/09 David Fuks Cedar Sinai CEO</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Programs targeting housing needs of aging populations are important and are being addressed on a national level, particularly in the area of housing that is combined or linked to other services. Seniors suffering mental illness/special needs are a growing problem. Seniors who care for developmentally disabled children/adults will need assistance and services. Advocate using technology to allow seniors to live in own home longer.</p>	<p>Staff appreciates the leadership that Mr. Fuks and the non-profit Cedar Sinai Park have shown in the area of meeting the housing needs of aging adults, including those with developmental disabilities and other special needs.</p>

Public Comment

Date / Name / Affiliation	Housing Needs of Aging Populations Public Hearing Comments	Staff Response
<p>12/2/09 Rosaria Roberts</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>I would like to refute the idea that we do not have enough data. We have a ton of data. Really we lack coordination and focus to move ahead. Many caregivers are not compensated yet providing a significant part of workforce for elder adults (Lack of data on this number and not counted in official reports). We're in the "sandwich generation" –working full time and taking care of an elder parent; this group needs appropriate support. Oregon will experience a 93% increase in Alzheimer's cases. The size of older population will double by 2030. Costs associated with care giving will escalate. 80% of care is provided by family members giving 18 hours per week. Increasing elder care needs. Many of the services are not targeted to those bellow poverty. We can reduce transportation needs by developing housing around services.</p>	<p>Staff appreciates the data that Ms. Roberts has brought to our attention, and the passion she has for the issues facing the 'sandwich generation' and elders. Although we may not need more data to act, additional data would be helpful in order to measure our effectiveness and the degree of unmet need. Significant new resources may be needed if we are to have a material impact on the problem. Staff agrees that there is a need for more affordable housing in close proximity to services and transit. This strategy is reflected in the Portland Plan and in the 2011-2016 Consolidated Plan.</p>

Public Comment

Date / Name / Affiliation	Housing Needs of Aging Populations Public Hearing Comments	Staff Response
<p>12/2/09 Paula Cardner</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>There are successful strategies for meeting the housing needs of low-income adults with special needs. There is little published data on people who reside in public /subsidized housing. Portland is lacking a plan to respond to vulnerable seniors with a combination of cognitive/physical disability/needs. We know that housing affordability is an issue; 86% renters and 68% of homeowners at/bellow 200% of Federal poverty levels. They are spending at least 1/3 income on housing. 85% of these individuals want to stay in current living arrangements but many feel like this may not be possible given their situation.</p>	<p>Staff appreciates that Ms. Carder brought information about the challenges faced by low-income seniors with a combination of cognitive/ physical disability/ needs. Housing for this population would fall within Priority 1. Staff would like to work with our State and County partners and the community in the future to explore whether and how housing policy or housing resources can address these elders' housing and service -related needs. It is certainly important that our community do what it can to maintain their independence. This topic is also under discussion in the context of the Portland Plan.</p>
<p>12/2/09 Allen De La Torre Student</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>I am currently studying sustainable and affordable housing for older adults. Aging in Portland: doubling of people who are 65 or older in the future. This is our window of opportunity; we are at a crucial stage in planning. Seeing increase in disabilities. Currently there is no housing policy that drives the City of Portland for this type of housing. We should focus on preservation of affordable housing units, maintaining existing housing stocks. Need more focus on accessible housing and environments. We should develop a Universal design with wide enough doorways, and zero barrier entries.</p>	<p>Staff appreciates the information and analysis provided by Mr. De La Torre. We appreciate that this is a critical planning window. The issues he raises will be addressed to some degree within the Portland Plan. The City is actively seeking to preserve affordable housing units and to maintain existing housing, to the limit of our financial ability. There are preservation strategies in the 2011-2016 Consolidated Plan. We have raised the universal design issue with the Bureau of Development Services</p>

Public Comment

Date / Name / Affiliation	Hearing at City of Gresham Public Comments	Staff Response
2/3/10 Erika Silver Human Solutions	<i>The complete comments are on file; this is a summary.</i> Continued funding of the Living Solutions Economic Opportunity program is very important. The people HSI serves through its program are not well served by WIAA. For a \$3,500 investment, the program increased individual's earnings by an average of \$16,000/year. The investment compares favorably with the cost of food stamps (\$2,400/year). Anyone with a job pays \$2,500 in taxes. Ms. Silver calculated that, by placing 77 people in career track jobs, HIS has brought \$1.34 million in additional revenues to the State.	Economic opportunity programs, such as Living Solutions, are within Consortium Priority 5.
2/3/10 Mark LaRose Human Solutions Client	<i>The complete comments are on file; this is a summary.</i> Human Solutions provided him with access to computers. He is in the process of becoming a Certified Nursing Assistant, a career track job.	Economic opportunity programs, such as Living Solutions, are within Priority 5.
2/3/10 Patricia McLean Human Solutions Employee	<i>The complete comments are on file; this is a summary.</i> Ms. McLean is the lead social services person at HS. With funding from Gresham, HS has been able to help about 14 households a month. Over 7 months, HS served 98 households, with assistance ranging from \$118 - \$2,400. There is a need for more tenant based rent assistance.	Rent assistance is within Consortium Priority 1.
2/3/10 Maria Onestro Human Solutions (former client, current employee)	<i>The complete comments are on file; this is a summary.</i> Ms. Onestro went through Human Solutions workforce program. The positive effect other employment rippled through her family. She now works as a family advocate with HS, assisting families that are experiencing homelessness.	Economic opportunity programs, such as Living Solutions, are within Consortium Priority 5.
2/3/10 Gisela (no last name submitted) Participant in El Programa's "Towards Prosperity" program	<i>The complete comments are on file; this is a summary.</i> The case management she received helped her to market herself. El Programa provided her with economic support and emotional support.	Economic opportunity programs are within Consortium Priority 5.
2/3/10 Juan Serratos Human Solutions employee	<i>The complete comments are on file; this is a summary..</i> Mr. Serratos manages the Living Solutions program. The clients the Living Solutions works with do not go to the work source agency. They lack computer skills, and the work source agency does not provide them with the 1:1 support that they need to complete even the initial assessment. There is a great need for economic opportunity programs in Rockwood. The average program participant has an income of \$3,500 at entry and \$21,000 on exit.	Economic opportunity programs, such as Living Solutions, are within Priority 5.

Public Comment

Date / Name / Affiliation	Hearing at City of Gresham Public Comments	Staff Response
2/3/10 Cathy Sherick Police Activities League, HSI board member	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Champions the Priorities. Stable housing, services, and stable employment have a huge impact on children, on crime rates, and on rates of domestic violence. Ms. Sherick shares office space with Living Solutions has witnessed its impact on families.</p>	<p>Housing programs are within Consortium Priority 1. Services to assist families to maintain stable housing are within Consortium Priority 2. Economic opportunity programs, such as Living Solutions, are within Consortium Priority 5.</p>
2/3/10 Steve Messinetti Habitat for Humanity Portland Metro East	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Habitat has produced 190 homes in Gresham. It just completed 36 in Rockwood. The average income of a new homeowner household is 41% MFI. The families Habitat has assisted into homeownership pay a total of \$150,000 in property taxes. Mr. Messinetti also cited some statistics from Fannie Mae about the positive impact of homeownership on other success outcomes for families with incomes below 60% MFI. Habitat has seen more than a 50% increase in the number of families coming to it for help. A \$30,000 subsidy from Tax Increment Funding or CDBG/HOME leverages \$120K in other resources and volunteer labor.</p>	<p>Homeownership programs are within Consortium Priority 3.</p>
2/3/10 Valentina Strocsek Human Solutions Client	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Ms. Strocsek lost her job due to downsizing. Her husband also lost his job. She had a health crisis that generated \$12,000 in bills. She went to Human Solutions for rent assistance and received a broad spectrum of help. Her family, including two children, would have been homeless but for Human Solutions.</p>	<p>Rent assistance programs are within Priority 1. Economic opportunity programs, such as Living Solutions, are within Priority 5. Integrated approaches that prevent homelessness by providing families with comprehensive services can be extremely effective.</p>
2/3/10 Brenda Jose Unlimited Choices	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Support the proposed Priorities. Unlimited Choices makes accessibility improvements to homes and apartments. Recently assisted an MIT Engineer disabled by a stroke and cancer. It cost \$90,000 to assist 60 homeowners. Allowing people to remain at home is very cost effective. If the 60 homeowners had to relocate to assisted living, the cost would have been \$2.5 million. If they had to relocate to adult foster homes, the cost would have been \$3.5 million. If they had to be moved to mid-range nursing homes, the cost would have been \$10 million.</p>	<p>HUD rules prevent Unlimited Choices from doing work in multi-family residences unless the owner can demonstrate that all building residents qualify as low-mod income. This program continues to be very useful for low-income homeowners.</p>
2/3/10 Felipe (no last name submitted) Human Solutions Client	<p><i>The complete comments are on file; this is a summary.</i></p> <p>This young man lives with his mom and two sisters. They became homeless, but received assistance from Human Solutions.</p>	<p>Rent assistance and services are within Priorities 1 and 2.</p>

Public Comment

Date / Name / Affiliation	Hearing at City of Gresham Public Comments	Staff Response
<p>2/3/10 Dave Bachman President, Cascade Management</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Cascade Management manages 7,800 affordable housing units across Oregon, including 183 units in 6 properties in Gresham. CM employs 350 people. CM supports the priorities. Mr. Bachman observed that people underestimate the demand for affordable housing. More than 70% of tenants are rent-burdened (paying more than 1/3 of their income for rent). If utilities are included in the calculation, more than 90% of tenants are rent-burdened. When his company opens a new building, it is lased up in an average of 30 days. There is more demand for larger units. Lots of families are consolidating, with relatives moving in together to save on rent. The units CM manages are seeing more turnovers now due to job loss as a result of the poor economy.</p> <p>In response to a question from HCDC Commissioner Perkins, Mr. Bachman explained that his experience is that the degree of drug use is similar regardless of the level of affordability.</p>	<p>This analysis from the perspective of Cascade Management was very comprehensive and interesting. It supports the public's call for more large-sized apartments, and for more rent assistance.</p>
<p>2/3/10 Bill Wilmes Human Solutions Board Member</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Mr. Wilmes, who will be working for the Census, spoke about the high level of hidden poverty, and the scarcity of affordable housing. He noted the difficulty Multnomah County has experienced in trying to meet its "30 families housed in 30 days" pledge.</p>	<p>Our data shows that there is a persistently high level of poverty. More needs to be done to help families out of generational poverty, and to give them hope.</p>
<p>2/3/10 Warren Scott CDHS member</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Supports the Priorities and Principles. Believes they provide a huge foundational piece. Notes that the City of Gresham has changed its priorities this year to put more emphasis on funding public improvements. The percentage and amount that goes to public improvements or other activities will depend on the applications for funding that are received.</p>	<p>The Consortium appreciates the transparency of Gresham's process this year, and the many efforts by staff and board members to remain constructively engaged even as the news turned from bad to worse.</p>
<p>2/3/10 Cathy Olsen-Dennis CDHS member</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Ms. Olsen-Dennis is a public health nurse. She sees many families who do not have enough of anything. She sees many Hispanic families who live together in multi-generational arrangement. It is hard to find jobs that pay enough to cover housing costs. It is hard for families to plan long-term when they are struggling day-to-day.</p>	<p>This underscores the need for more family-sized housing units, and for more culturally-specific service providers.</p>

Public Comment

Date / Name / Affiliation	City of Portland Hearing Public Comment	Staff Response
3/3/10 Gary Cobb Central City Concern	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Mr. Cobb expressed support for the Action Plan Priority 1 and 2 especially. Priority 3 is also important as the next step for economic opportunities. He shared that a little over nine years ago, he was homeless. He got into Hooper Detox, and a recovery program through Central City Concern, which greatly benefited him. Now he is paying part of a fair-market home, with a job for over eight years. Being in a safe place to live made all the difference, and he hopes to next use a VA home loan.</p>	<p>Drug and alcohol free housing is within Priority 2.</p>
3/3/10 Nicon Aaron Central City Concern	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Ms. Aaron also expressed her support for Priority 2 in particular, as she was also homeless. Without the support she received, she said she wouldn't even be at this hearing caring about this issue. She expressed how hard it is to stay clean on the streets, so programs like the one at Central City Concern really need to continue. Having a safe home is very important, and the programs should be there for people after her who need the help.</p>	<p>Programs to support people seeking to end their homelessness are within Priority 2.</p>
3/3/10 Torrence Williams Central City Concern	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Mr. Williams wanted to thank HCDC for the opportunity to share his story, which greatly links to his support of Priorities 2 and 3. Coming from the federal prison system and the economy made it difficult for him to find employment, which led to his homelessness. The opportunity to get into the re-entry programs at Central City Concern and the Transition Center helped him. His situation helped him see the core issue; without housing, you can't establish yourself. Having a home has allowed him to complete his treatment and eliminate barriers to employment. The programs help people update skills and fill holes in resumes. Housing links it all together. Mr. Williams hopes people coming after him can also benefit to become productive members of society. He wanted to especially support Priorities 2 and 3, as well as Priority 1. Mr. Perkins asked Mr. Williams how he found out about the programs, are other prisoners aware?; Mr. Williams found out about the opportunities from the prison, through people he knew who had used the programs. A consolidated effort would help for prisoners to learn about the information, wraparound services.</p>	<p>People exiting the prison system face tremendous barriers. The Consortium will continue to use a variety of tools and to make strategic partnerships to mitigate or overcome these barriers. Such programs are within Priority 2.</p>
3/3/10 Lee Jackson Central City Concern	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Mr. Jackson expressed that this is a very important issue, as housing is a blessing in life. Growing up surrounded by bad role models, Mr. Jackson turned to substance abuse. Through incarcerations, he tried to figure out how to solve the problem. The housing piece and treatment component was the missing piece. The programs through Central City Concern were a platform to recovery. He also noted the importance of having these programs available to people coming after him. Mr. Jackson expressed his support for Priorities 1, 2, and 3, especially Priority 2.</p>	<p>Transitional housing with services are within Priority 4.</p>

Public Comment

Date / Name / Affiliation	City of Portland Hearing Public Comment	Staff Response
<p>3/3/10 Kerry Lee Sumner Central City Concern</p>	<p>Since the age of 15, Mr. Sumner lived a life of chronic homelessness, which led to a life of addiction and criminality. Alcohol and drug-free housing allows a safe place to develop life skills, and the treatment and mentoring programs are critical. Mr. Sumner expressed his support for Priorities 2 and 3. He is using employment access through Central City Concern, and has been able to develop his resume and other tools to gain employment.</p>	<p>Transitional housing with services is within Priority 2.</p>
<p>3/3/10 Erin Salouin Central City Concern</p>	<p>Ms. Salouin supports Priority 2, as she also suffered from drug addiction, homelessness, and prison. She very much wanted stability, and a safe place to call home. The programs at Central City Concern give people the opportunity to help themselves. Ms. Salouin has seen people who have come through before, and wants to see others coming after her. She has been able to recover and support her family.</p>	<p>Transitional housing with services is within Priority 2.</p>
<p>3/3/10 Roosevelt Ross III Central City Concern Also submitted written testimony</p>	<p>Mr. Ross recently became very involved in civic engagement, attending forums like this regularly. After an honorable discharge from the military, many problems led to criminality and alcohol. After being incarcerated, he became homeless. Along the way he heard about Central City Concern. Mr. Ross wants to support the continued funding for Priority 2, as without housing, there is no stability. Mr. Perkins asked if an individual has to be at a certain point to accept help and services, and Mr. Ross said that there will always be people who aren't ready for help, or don't use services to their potential. But they will hopefully be there when they are ready.</p> <p>Mr. Ross also included some written testimony, regarding Principle 4: There are many individuals that fall between the cracks and are unable to obtain housing assistance (especially Section 8). Someone like myself, I am single, no dependents, pay child support, pay taxes, have no disability, am a minority, and live in poverty. These types of people do not qualify for much housing assistance. Housing provides stability, which is critical to any positive, progressive, and healthy lifestyle. So please provide sufficient funding to help those that fall into the cracks.</p>	<p>Transitional housing with services is within Priority 2.</p>

Public Comment

Date / Name / Affiliation	City of Portland Hearing Public Comment	Staff Response
<p>5/5/10 Gary Cobb Central City Concern</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Mr. Cobb is the community outreach coordinator for Central City Concern, and is at the meeting to make a couple of comments. Mr. Cobb came to a previous meeting to testify on Priority two and three and after further reading, wants to support them further. In Priority Three it discusses evidence-based practices, and Mr. Cobb handed out Central City Concern's Employment Outcomes 2007-2009. Mr. Cobb wanted to add that it seems we are moving in the right direction and keeping these services for homeless is very important; he succeeded using the programs and wants to ensure they are in place for future people who need assistance. Bruce Whiting asked a follow-up question regarding people with felony convictions as it is a major barrier to finding employment. Mr. Cobb noted that is an important piece to getting past those issues is getting into the support programs, such as at the Employment Access Center. Mr. Whiting also asked what the greatest need at CCC is, and Mr. Cobb explained that the waiting list is very long, at about 6-8 months long as demand is up. It seems many of the homeless people on the streets currently are not originally from Portland.</p>	<p>This testimony underscores the shortage of affordable units. Housing is within Priority 1 and services, including case management, are within Priority 2.</p>

Public Comment

Date / Name / Affiliation	County-Wide Hearing on Fair Housing and General Housing Needs City of Gresham	Staff Response
<p>2/24/11 Quince Affolter VIEWS Cascadia Behavioral Health Center</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Ms. Affolter works with VIEWS, which works with seniors. Bricks and mortar for housing is very important, but so are creative services and infrastructure, like sidewalks. The over 65 population in Gresham is growing, as is the Latino population. Latino elders also need services, often on a higher level as they have different needs like language services. VIEWS want to keep seniors in their homes, and also provide them with emotional support. Seniors are often at risk for depression. Volunteers at VIEWS give them a safe place to discuss their concerns. It helps them talk about their needs, and also lets VIEWS hear about additional services they may need. VIEWS can also connect them with services with which they are not familiar.</p> <p>Ms. Affolter asks that the City of Gresham continue the services that support efforts like these.</p>	<p>This activity has been funded under Public Services over the past 5 years. However, the CDHS did not have sufficient resources to fund all projects, and chose not to recommend funding for this activity in FY 2011-12.</p>
<p>2/24/11 Judy Strand Metropolitan Family Service</p>	<p>Ms. Strand emphasized the importance of well-rounded units that include housing and services. The stock of units like this is very low.</p> <p>The focus should be preventative, instead of fixing problems later. Metropolitan Family Service works with the “Grandparent Program” which matches senior volunteers with children in schools. This benefits the children (96% are meeting their benchmarks), and also helps the seniors greatly.</p> <p>Gresham should fund services that have proven outcomes that help low-income households</p>	<p>This activity will be funded in FY 2011-12.</p>
<p>2/24/11 Caralynn Capps Hall Elementary School Principal</p>	<p>Ms. Capps also stressed the success of the “Grandparent Program.” Hall Elementary currently has 4 senior volunteers, each of whom helps 3-4 students specifically, and also supports the classroom as a whole.</p> <p>The percentage of students on free or reduced lunch is very high. The school has changing needs; 25% of students are Hispanic, and have different needs. The number of homeless families is also rising. These students between the ages of 5 and 11 are dealing with a multitude of issues that they should never be experiencing. The Grandparent Program helps greatly by giving students guidance when they might otherwise not have it; it also benefits the senior volunteers.</p> <p>The City of Gresham should maintain the funding that helps support this program.</p>	<p>This activity will be funded in FY 2011-12.</p>

Public Comment

Date / Name / Affiliation	County-Wide Hearing on Fair Housing and General Housing Needs City of Gresham	Staff Response
<p>2/24/11 Jean DeMaster Human Solutions</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Human Solutions currently serves about 40,000 people in East Multnomah County. There are three main areas of need:</p> <ol style="list-style-type: none"> 1. Lack of funding for affordable units for families who are low-income. 2. Lack of funding for eviction prevention. 3. Lack of funding for employment training, especially for those with low skills. <p>Prioritize to very low-income people who can't meet their basic needs for shelter, housing, food, and clothing.</p> <p>Funding should be available for all family types, with the highest priority for children. Keep children out of danger.</p> <p>The one-night homeless/shelter count for January 2010 was 4,288. Of those, 1,629 were children (about 34%). HUD funding should go to moving people from shelter into permanent housing.</p> <p>Prioritize to make people taxpayers. They want to be self-sufficient; encourage work agreements to help residents get jobs.</p> <p>There is a severe shortage for housing people below 30% MFI. The priority should be to underwrite properties with a deeper subsidy and/or Section 8 to help families below 30%.</p>	<ol style="list-style-type: none"> 1. This project is within Priority One with the funding of rehabilitation of both the Village Square and The Cedars housing. It will be funded in FY 2011-12. 2. This activity is within Priority Two and will be funded in FY2011-2012 through the tenant based rental assistance program and the Transitional Housing program. 3. This activity is within Priority 7 and will be funded in FY 2011-2012 through the Living Solutions program.
<p>2/24/11 Erika Silver Human Solutions</p>	<p>Ms. Silver emphasized the importance of employment services as they are a significant contribution to the development of the community. People want to work, and are able, but sometimes face other barriers. Many of these people need individualized services; some people need to work on additional skills, other need confidence building or mock interviews, and others are leaving corrections and need help finding employment. A \$213,000 investment by Human Solutions into employment services results in an additional \$1.3 Million into the Gresham economy. A non-partisan study showed that funding focused on economic growth and employment had a greater effect on the economy than increased goods and services. The Human Solutions program resulted in clients coming in with incomes averaging \$2,322 – upon leaving the program, the average is over \$22,000 (861% increase). Ms. Silver gave an example of a recent client who came into the program with no income and some barriers to finding employment; he left with a job at the Oregon Lottery with a salary of over \$18,000 with full benefits. The City of Gresham should continue funding these services on an individual level, as it results in a larger contribution to the community.</p>	<p>This activity is within Priority 7 and will be funded in FY 2011-2012 through the Living Solutions program.</p>

Public Comment

Date / Name / Affiliation	County-Wide Hearing on Fair Housing and General Housing Needs City of Gresham	Staff Response
<p>2/24/11 Robert Sayson Good News Community Health Center</p>	<p><i>Dr. Sayson discussed the number of homeless people on the street that also suffer from mental illness. Prioritize funds that go to help those who need it the most, with supportive services. It's good to partner with faith-based organizations, soup kitchens, and other organizations.</i></p> <p><i>Medical costs often drive people into bankruptcy. We should help health care providers with some sort of subsidy to encourage them to help people with little to no insurance. Could also give a tax credit incentive.</i></p> <p><i>Dr. Sayson also provided some written comments:</i></p> <ol style="list-style-type: none"> 1. <i>Mental health issues cause isolation, homelessness. What are the plans for these homeless?</i> 2. <i>Ex offenders need support too.</i> 3. <i>Education support for success.</i> 4. <i>Job creation and entrepreneurship are very important.</i> 	<p>This activity is within Priority Two. It will be funded in FY 2011-12.</p>
<p>2/24/11 Bob Pung Citizen, Gresham Central Station</p>	<p>Mr. Pung is a resident of Gresham Central Station for 11 years, and has lived in other public housing even longer. Housing for the disabled is bar none one of the biggest needs; there is no place to live for people with disabilities. There is a lot of room in Gresham for housing units; additional funds and focus should be on creating accessible units.</p> <p>Mr. Pung previously convinced a developer to build an assisted living center instead of condos; more emphasis should be on that type of project.</p> <p>Mr. Pung also noted that it is very difficult for people to get Section 8 vouchers, but there is a great need for it. Buildings fill up very fast, and there is always a wait-list.</p> <p>Fair Housing is also very important, and Mr. Pung expressed his support for the city's focus on it</p>	<p>This activity is within Priority Three. However, the CDHS did not have sufficient resources to fund all projects, and chose not to recommend funding for this activity in FY 2011-12.</p>
<p>2/24/11 Cathy Olsen Dennis Multnomah County Nurse</p>	<p>Ms. Dennis wanted to advocate on behalf of housing for people she serves, especially those with disabilities, and wants those services to continue.</p> <p>It sometimes seems as though we move two steps forward and then five steps back, especially when facing budget cuts.</p> <p>We should focus on empowering clients to get involved, and be self-sufficient. Continuing these services will ensure we don't lose ground with this needy population.</p>	<p>Services to clients to empower them and help them with their housing needs are a major part of Gresham's priorities over the next five years. Several of the programs and activities recommended for funding this year address these needs.</p>

Public Comment

Date / Name / Affiliation	County-Wide Hearing on Fair Housing and General Housing Needs City of Gresham	Staff Response
<p>4/22/11 Laura Rau, RN Good News Community Health Center Via Email</p>	<p>I am a Board Member for Good News Community Health Center in Rockwood and have helped to develop a winter clinic for the homeless in Gresham. We also participated in the county effort to provide a count and assessment for the homeless in our area.</p> <p>I don't know if you are aware of a grassroots group of concerned citizens called KEYS who meet once a week to discuss the needs of the homeless and try to network and include those who are homeless in our discussions.</p> <p>I try to represent Good News Clinic and also the social service department of Mt Hood Medical Center there to stay abreast. I work as an RN Case Manager there and see the health hazards to the homeless at the hospital as well.</p> <p>The KEYS group is concerned about improving sheltering options and also are interested in the already homeless who often fall out of the loop of services due to lack of transportation and communication (phone or computer access, etc.). KEYS includes volunteers who work at the shelters and others who work directly with the homeless and we would like to know better how to link these with possible services and help them to have a voice. These are often citizens who mental health services have been lost or have fallen into illness, unemployment and other problems and then have a difficult time reversing the cycle of loss.</p> <p>I wanted you to know about KEYS and Good News Clinic and other citizen volunteer groups who are already working to try to assist those who are at greatest risk and who have already fallen into homelessness. We want to work together with government agencies to do what none of us can do alone.</p>	<p>The issues and needs brought up are listed in several of the Consortium's priorities to be addressed over the next five years. Many of the programs and activities recommended for funding do address these needs in FY 2011-2012.</p>
<p>4/22/11 Wayne Felton Via Email</p>	<p>I would like have some input regarding how the homeless in the Gresham area fit into the consolidated plan. Currently I have been part of the KEYS group that are trying to reach out to the homeless community in this area with basic needs. Things like shelter, food, clothing and the ability to get to and from medical attention. I know that we have tight budget but if we can provide some of these services and a way to streamline them into counseling, maybe we can keep some of these people out of the emergency room. That alone would off-set any monies needed to help get some of these ideas going.</p> <p>All I can say is that the homeless population in this area is only going to get bigger, especially with the economy going the direction it is going, so we can no longer say that they don't exist. I love reaching out to them and have spent lots of hours lending a helping hand and food to them. I believe that the biggest challenge is to have some kind of permanent night shelter.</p>	<p>Many of the basic needs mentioned here are listed in the priorities adopted by the Consortium to be addressed over the next 5 years. Several of the projects and activities recommended for funding in FY 2011-2012 will address these needs</p>

Public Comment

Date / Name / Affiliation	City of Gresham City Council Public Hearing	Staff Response
<p>5/3/11 Jean DeMaster Human Solutions</p>	<p>The families and individuals who we serve are eager to end their homelessness - no one wants to be homeless. The funding which you provide for our program at Willow Tree will help homeless families overcome the problems which made them homeless and will find employment so that they can be self-sufficient. This is good for Gresham and especially good for the families...</p> <p>The 21 apartment units at the Cedars on SE Powell and the 19 apartment units on SE Kane will be renovated in this next year, because of HOME dollars through the City of Gresham. These 45 families will have high quality apartments at rates which are affordable to them... Without affordable housing, families have to spend a disproportionately high percentage of their incomes on rent----and there is not enough left for food, clothing and medical care. Thanks to you, this will not happen to the low-income families at The Cedars and Cedar Meadows.</p> <p>Finally, Human Solutions is very grateful to you for your support of the Living Solutions Economic Development Program. On the average, in the Living Solutions program, participants enter the program earning less than \$3,000 per year. Because of Living Solutions and the employment training which they receive, they are able to earn over \$19,000 per year when they complete the program. The result is that they are able to give back to their communities----they live in Gresham and shop in Gresham. This is a real Win-Win situation.</p> <p>Human Solutions is dedicated to helping Gresham residents become and remain productive members of their community...The support of the City of Gresham enables Human Solutions to help families and individuals achieve their goals----and the goals which you have for them.</p>	<p>1) Willow Tree is transitional housing and will receive funding in FY 2011-2012 within Priority Two and Priority Four. 2) The Cedars will receive funding in FY 2011-2012 and is within Priority One. 3) Living Solutions will receive funding in FY 2011-2012 and is within Priority Seven.</p>
<p>5/3/2011 Matthew Overson Gresham Citizen</p>	<p>Human Solutions and his case manager has helped him in the last three months to be more confident in front of an employer, how to dress and act. He said he has been unemployed for quite a long time. He gained confidants and training and help searching Craig's list for free training and health care and other programs. He became a PSU student and he secured a job as a maintenance technician at the KOIN Building. He will continue his education at PCC. He is thankful for the Human Solutions Program.</p>	<p>This activity is within Priority Seven. It will be funded in FY 2011-12</p>

Public Comment

Date / Name / Affiliation	City of Gresham City Council Public Hearing	Staff Response
<p>5/3/2011 Bob Pung Gresham Citizen</p>	<p>It is a privilege to help support the Unlimited Choices program. Years ago when he first arrived in Portland he lived in public housing and the Unlimited Choices program helped to adapt his home to be accessible by wheel chair. Without the help of Unlimited Choices he would not have had access to his home. They have provided many services to the people in Gresham and without funding this year they will not be able to do that. There are lots of seniors that do not have a roof on their house or a hand rail in the shower. These are the kinds of things Adapt-a-Home does for citizens. He encouraged the Council to support funding Adapt-A-Home.</p>	<p>This activity is within Priority Three. However, the CDHS did not have sufficient resources to fund all projects, and chose not to recommend funding of this activity in FY 2011-12.</p>
<p>5/3/2011 Gloria Wiggins El Programa Hispano Catholic Charities</p>	<p>Since 1982 El Programa Hispano has been providing programs to low income Spanish speaking Latinos in Multnomah County. Twenty-nine years ago El Programa Hispano made Gresham their home. They have committed to stay in Gresham and serve this community and the growing Hispanic population. Their goal is to help clients to become self-sufficient and productive members of this community. With the support of El Programa Hispano the citizens will make a living and spend their money in Gresham, pay taxes and invest in this community. The CDBG funds have helped the community by February they had serve 2250 individuals which means they surpassed their goals for the entire year. They understand this year will be a difficult situation as they will be facing a small cut of \$1000. This small cut still makes a difference for some families. The last census data shows the Latin population in the city of Gresham is up to 18% which is around 18,765 Latinos in the community. The needs are growing and it is important to bring more resources to help with the growing needs.</p>	<p>These activities are within Priority Two and Priority Four and will receive funding in FY 2011-2012.</p>

Public Comment

Date / Name / Affiliation	City of Gresham City Council Public Hearing	Staff Response
<p>5/3/2011 Vicente Pena Gresham Citizen</p>	<p>He is an 18 year old recent high school graduate living with his single father and 16 year old sister. In December 2010 his father had a job injury and has been on medical leave since then. His father is 52 years old and recently diagnosed with advanced stages of cancer having surgery three weeks previous. With his father in hospital they do not have the resources to cover rent and have received an eviction notice. He spoke to a school coordinator who referred him to Programa Hispano. On the verge of becoming homeless he received a call from El Programa Hispano with an appointment to meet with a case worker. He told the case worker that his career goal was to become an X-ray technician. The case worker mentioned a program called Action for Prosperity which could assist him in making his dream come true. She referred him to Work Source for job training and job search assistance. He said if it were not for El Programa Hispano he would not have been able to stay in his home and he would not have learned that he could reach his goals.</p>	<p>This activity will receive funding in FY 2011-2012.</p>
<p>5/3/2011 Adan Sierra Gresham Citizen</p>	<p>He said in 2009 the company he was working for filed bankruptcy and he lost his employment. As the sole provider for his family he became desperate. He contacted El Programa Hispano and made an appointment with the career specialist. The specialist referred him to the employment department where he filed for unemployment benefits and to the Gresham Work Source and assisted him with all steps necessary to get into a station training program. He was very excited about the training but had no resources to cover rent. He then was referred to energy assistant team of El Programa Hispano. He was then referred to DHS for food stamps and bill paying assistant. Thanks to El Programa Hispano he has the training and qualifications needed in a field that provides jobs with higher pay and gives him more professional opportunities.</p>	<p>This activity will receive funding in FY 2011-2012.</p>
<p>5/3/2011 Karen Johnson Volunteer, El Programa Hispano</p>	<p>Over her five years of volunteering she has seen a variety of needs. She noted the different assistants she has provided to the citizens in the Hispanic community, energy assistance, food stamps, insurance, disability, creating resumes, translating bills that are not understood, call agency and set up payment plan, food vouchers, write letters for power of attorneys, shelters, crises lines, and the list goes on and on. She said the dollars received for this program are very well spent.</p>	<p>This activity will receive funding in FY 2011-2012.</p>

Public Comment

Date / Name / Affiliation	City of Gresham City Council Public Hearing	Staff Response
<p>5/3/2011 Olive (no last name given) Gresham Citizen</p>	<p>She said at the end of 2007 she was homeless and pregnant and she had a five year old and a three month old. She received help for housing and food and after two years was able to get back on her feet. She now is an employee of Human Solutions and is helping other single moms get back on their feet. She thanked the Council for the funding for the Human Solutions program.</p>	<p>This activity will be funded during FY 2011-2012.</p>
<p>5/3/2011 Mike Nomina Director of Older Adult Services, Cascadia Behavioral Healthcare</p>	<p>He thanked the Council for the past seven years of funding and support. For the coming fiscal year they requested approximately \$28,000 to continue and increase services being provided to Gresham older adults although not being selected for funding they will continue to provide a number of volunteer lead services in Gresham. Currently there are two ongoing support groups, one at the Gresham Senior Center and the other at Fairlawn. These groups are peers lead and provide a safe and confidential place for older adults to talk about their losses. They also lead workshops called Conversations on Aging. They teach topics of importance to seniors, including Learning from grief and Loss and Finding Meaning in Later Life. Another service being provided is bilingual older adults which link these adults to services such as mental health care, senior service health care and senior specific services. They also provide one-to-one senior peer counseling for those not eligible for the Oregon Health Plan and whose Medicare coverage is not sufficient to pay for outpatient mental health care. Although they do not provide professional mental health treatment and do encounter older adults that have untreated mental health issues which can be identified and link to more professional services within the community. The paid staff provides supervision and oversight to volunteers and provides additional professional help or intervention when a senior is in crisis. Without the financial help from the City their goals are not being met. However, to bridge the funding gaps their volunteers are active in fund raising activities, and pursuing grants.</p>	<p>This activity was not recommended by the CDHS for funding during FY 2011-2012 due to insufficient resources.</p>

Public Comment

Date / Name / Affiliation	City of Gresham City Council Public Hearing	Staff Response
<p>5/3/2011 Brenda Jose Executive Director, Unlimited Choices</p>	<p>She advocated for partial restoration of funding for her program. They have been a steady service in the City of Gresham for the last seventeen years. They have been a service for low-income seniors, people with disabilities of all ages and homeowners. This year more than ever they are seeing incredibly low and no-income families and they are glad to be able to help get them through these hard economic times and refer them to other agencies if necessary. For Mend-a-Home they serve for critical home repair both loans and grants and the adapt-a-home grant is for people with physical disabilities of all ages, the oldest being 104 and the youngest being 18 months. The services they provide allow people with disabilities to live at home independently with their quality of life intact. Now more than ever these very low-income home owners in the City of Gresham need their assistants to continue to live with safety and dignity. Proud people asking for help to replace a hot water heater, replace a furnace or fix a leaking roof, who never thought they would be in that position are seen every day. They are citizens of the City of Gresham. She asked the Council to consider restoring partial funding for Unlimited Choices for the 2011/2012 fiscal year.</p>	<p>This activity is within Priority Three. However, the CDHS did not have sufficient resources to fund all projects, and chose not to recommend funding of this activity in FY 2011-12.</p>
<p>2/24/11 Erika Silver Deputy Director, Human Solutions</p>	<p>Ms. Silver discussed the three applications she submitted for funding. Traditional housing which is a small program for 10 homeless families with ties to Gresham who can't locate housing for them on the private market. This is due to them being in early recovery from drugs and alcohol or they are leaving a domestic violence situation or they are living with disabilities and have applied for disability assistance but haven't received it yet. This program has is a great success. The families are followed for a year after they exit the program and 100% are still successfully in housing. Tenant based rent assistants is a combination of HOME and CDBG funding. Some common reasons that Gresham households need rent assistance is that they become sick and can't work for a period of time, maybe they had a one-time emergency expense such as a car repair bill or they were a victim of a crime. In these instances the focus is on keeping kids in school or avoiding eviction. In many cases this just takes \$400-\$600 that saves a household from becoming homeless. Preventing homelessness is the key and this is a cost effective way to prevent it. Education is the biggest ticket to get out of poverty. Living solutions is the employment program discussed by Matthew Overson earlier in the testimonies. An investment of \$213,000 results in more than \$1.3 million in expendable income to be spent by Gresham residents. Living Solution incomes are so low that they are buying goods and services in Gresham. Even in this economy it is money well spent. They thanked the Council for their support and hoped that it would continue.</p>	<p>Transitional Housing is within Priority Two and Four will receive funding in FY 2011-2012. Tenant based Rental Assistance is within Priority Four and will receive funding in FY 2011-2012. Living Solutions is an economic development activity within Priority Seven and will be funded in FY 2011-2012</p>

Public Comment

Date / Name / Affiliation	City of Gresham City Council Public Hearing	Staff Response
<p>5/3/2011 Sarah Zahn Director of Housing, Human Solutions</p>	<p>Ms. Zahn testified in support of the home funding for Cedar and Cedar Meadows rehabilitation project. These projects comprise of 40 units owned by Human Solutions in the City of Gresham currently housing 157 residents including 75 children. These families earn on average 50-60 percent of the median income for Multnomah County. The funds requested will be used to renovate and upgrade the 40 apartments that are 15-17 years old including to siding, site drainage, replacing hot water heaters and improving air quality and ventilation in the units. These 40 units will remain affordable under the Home program for an additional 60 years and will extend the useful life of the buildings for at least another 30 years. Human Solutions owns and operates over 150 units of affordable housing in the City of Gresham, including the new building currently being built, the Rockwood building, which will open in late July. She thanked Council for their continue partnership and support.</p>	<p>This project will receive funding in FY 2011-2012 and is within Priority One.</p>
<p>5/3/2011 Julie Garver Housing Development Director Innovative Housing, Inc.</p>	<p>She thanked staff and said the application was well written and the information sessions were really good and helpful. Village Square project might not be as compelling as some of the testimony heard earlier as she is asking for roofs which are not glamorous. But housing starts at the roof. There are 72 families living at Village Square which includes many children. It is a great asset for the community because it is a safe, attractive, professionally managed place to live in a convenient location. People are a part of the Gresham community and they enjoy living there. There is a nice community room at the property allowing for resident services that help people to retain their housing security. There are eviction prevention programs that help residents get on a monthly budget program. There is a college application service that helps students complete scholarship applications. She thanked the Council for their continued support in providing affordable housing.</p>	<p>This project will receive funding in FY 2011-2012 and is within Priority One.</p>

Public Comment

Date / Name / Affiliation	City of Gresham City Council Public Hearing	Staff Response
<p>5/3/2011 Brandy Forks Gresham Citizen</p>	<p>She said she moved to Gresham two years ago leaving a domestic violence situation. She has two children ages five and two. She was referred to Human Solution who helped her pay her rent for a few months. She became injured and the injuring did not occur on the job therefore she was not able to receive benefits. Human Solutions gave her an emergency assistance and therefore was able to keep her home and keep her children safe and in a good environment. She had another incident that did not allow her to work full time and she was at risk of homelessness again and yet she is still in her home and her children are thriving there. She said she is proud to be where she is and in a community where people in need can get assistance. She thanked Council for their support.</p>	<p>This activity will receive funding in FY 2011-2012.</p>
Date / Name / Affiliation	Other Comments Submitted	Staff Response
<p>5/20/11 Sherry Burbach, Executive Director Community Energy Project Via Email</p>	<p>We at Community Energy Project appreciate the City's decision to continue homelessness prevention services to vulnerable populations such as the frail elderly and the many under-served minorities. In the course of our work we meet many Portlanders who have worked a lifetime and have only their deteriorating home – the repository of their memories -- remaining. Without services they would lose that home and with it their lives. We also see younger people struggling to make ends meet, many with families and without the privilege that would give them better employment opportunities. Our programs present them with opportunities to make and keep a safer home. Thank you for remembering our clients and allowing us to continue to serve them for another year.</p>	<p>Staff appreciates the important work that the Community Energy Project performs in the community.</p>

Oregon Opportunity Network (Julie Massa) Plan Stats

- In the Portland Metro area, an affordable rent for a 2-bedroom apartment for a person living at 30% Median Family Income is \$525. In contrast, the current Fair Market Rent for a 2-bedroom apartment in the same area is \$809. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$15.56. **Source: Portland Development Commission 2008 Central City Housing Inventory Report**
- A City of Portland 2009 report, compiled by PDC to evaluate the city's No Net Loss housing policy, shows that the percentage of total rental units in the 0-30% and 31-50% Median Family Income (MFI) categories decreased by almost 23% in the last three years. **Source: National Low Income Housing Coalition Out of Reach 2009 Report**
- Monthly Supplemental Security Income (SSI) payments for an individual are \$674 in Portland-Vancouver-Beaverton MSA. If SSI represents an individual's sole source of income, \$202 in monthly rent is affordable, while the FMR for a one-bedroom is \$700. **Source: National Low Income Housing Coalition Out of Reach 2009 Report**
- Households earning a total of less than \$20,000 a year, 23% of respondents reported paying 30% or more of their total income on monthly housing costs in the last 12 months. **Source: American Community Survey 2008**

Public Comment

Julie Massa Testimony

In the first Con Plan hearing, I testified about the increased challenges to the development of affordable housing, as a result of the Recession.

- frozen credit market impeding development
- operational concerns due to an increase in vacancy and costs for tenants in the wake of unemployment and their own credit difficulties
- and how the foreclosure crisis is linked to conditions in the rental market and is causing tight rental market conditions that proves challenging for those search of affordable housing

Today, I want to speak briefly about the conditions before the financial crisis and how the Recession has compounded a growing problem in affordable housing.

1. Our current affordable housing stock does not meet the need.

Portland is home to over \$50,000 renting households that are considered to have a housing problem. Portland and Multnomah County Consolidated Plan, 2005-2010. For the past 5 years, fair market rents have been affordable to households earning roughly 55 percent of MFI, leaving thousands of households vulnerable to homelessness and seeking govt-subsidized housing options. Current projections indicate that this discrepancy between supply and demand will continue to widen based on projected population grown and current rate of production. Residents in need will be unable to find adequate safe affordable housing.

2. The financial crisis has put the nonprofit housing service delivery system in jeopardy. Without capital, developers cannot generate developer fees – the lifeline of a sustainable organization. Due to incorrect underwriting assumptions, flat rents per HUD’s MFI regulations, unprecedented insurance and utility costs, revenues from owning rental properties have not been realized. These conditions could mean the potential collapse of CDCs and, ultimately, the loss of affordable housing units.

3. The current financial and social goals for affordable multifamily housing are conflicting and competing and aren’t sustainable over the long term. The jurisdictions that provide affordable housing financing, subsidies, and oversight are in flux with competing missions, goals and purposes. Our affordable housing stock is expected to adapt to changing policy objectives even if the original structuring or design were based on different assumptions of need and demand.

Our publicly financed projects have regulatory agreements that dictate 40-60 year affordability periods, which is not sustainable in the current financing paradigm. There is very little planning or resources allocated toward reinvesting in our current housing stock that allows project to easily adapt to policy or market changes.

It's unrealistic to expect that there won't be a need in for reinvestment in these properties. We need to expect that projects will need reinvestment over time - perhaps 15 or 20 years. There are people here who can answer the 'when' that better than I. We need to steer away from the label of 'bad owner' if reinvestment is needed.

I also wanted to turn your attention to those we serve (handout from HDC PowerPoint attached). I quoted the statistic at the first hearing that the most multifamily affordable housing projects were set up with the assumption that rent would increase every 2 years.

As we continue to serve folks from 0-30%, we either need

- * more rent subsidies
- * less private/amortized debt = more public \$ per unit

CENTRAL CITY CONCERN

2007-2008* ALCOHOL & DRUG FREE COMMUNITY TRANSITIONAL HOUSING AND SUPPORTED EMPLOYMENT OUTCOME REVIEW

Report prepared by Rachel Post, Director of Supportive Housing and Employment

Overview: In FY 2007, clients of Central City Concern's Alcohol and Drug Free Community (ADFC) Transitional Housing and Supported Employment program achieved great success. **Of those exiting the program, 58% (229 out of 398 people exiting) moved to permanent housing and completed their addiction treatment. Ninety-three percent of these were either employed or receiving federal disability entitlements.** This treatment completion rate is similar to the most prominent research-based models in the literature, and far above the commonly reported completion rates of 30-40% that has often been seen for homeless persons in traditionally-run therapeutic communities (Milby, 1996, 2000, 2005, 2008 and DeLeon, 2000*). Last year, this program served 459 total customers in 152 units of ADFC Transitional Housing.

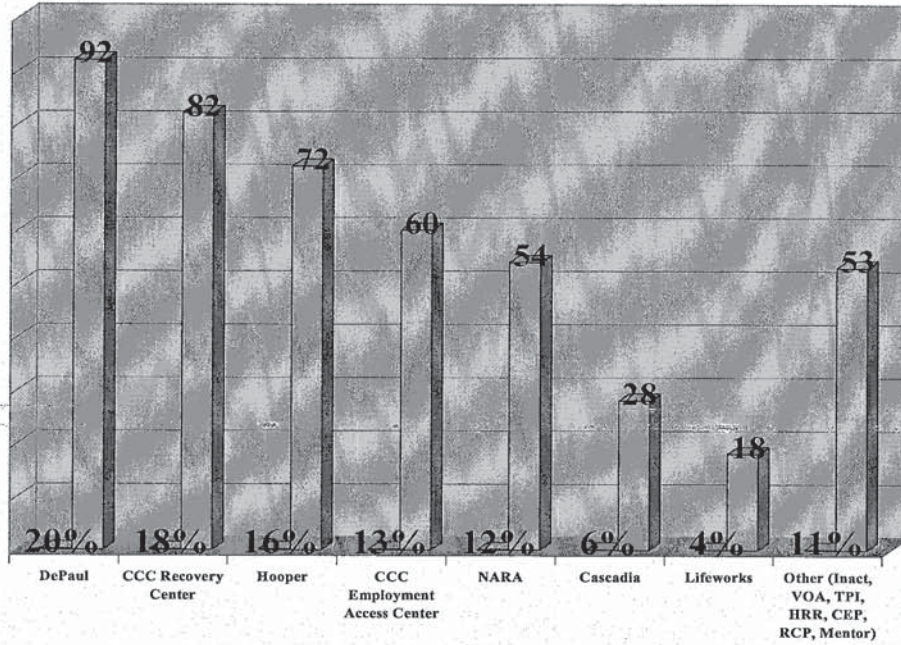
Reasons for success: **The integration of supported employment with the supportive housing and outpatient treatment resulted in a significant increase in completion rates.** Those served (about 44% meeting the definition of chronically homeless) choose not only to live in a clean and sober supportive community but also to be supported on a **path to self-sufficiency and transformation.** As a result of these comprehensive and individualized services, clients develop lasting relationships with their treatment and housing peers. Often the housing and employment services offer the venues in which to practice what they learned from treatment in the real world. These additional services promote **the bridge back into the community** where clients build their new recovery lifestyles and re-connect with their families. Individuals often report that had it not been for their new recovery community, clean and sober social events and employment support, they may have returned to their old habits, friends and places.

Success stories: Take, for example, the story of Eliza (name changed to protect identity). Eliza had been homeless for 10 years, incarcerated for drug related crimes and diagnosed with schizoaffective disorder, post-traumatic stress disorder and a personality disorder. Eliza had not worked in 6 years. Upon entry into CCC's transitional ADFC housing program and outpatient treatment, Damian, a Supported Employment Specialist, began talking to her and her Supportive Housing Case Manager about work. She told him he must have the wrong person and that she was too far gone to be working. Damian and the Supportive Housing Case Manager worked as a team and began planting ideas of hope in her head. With their support, Eliza began to believe in herself and agreed to let Damian work with her on developing a job with a locally owned grocery store. **Eliza began her work in January of 2008 and within 3 months she received a raise, an increase in hours and health insurance benefits.** She continues to work with the ongoing support of her new Employment Specialist Steve, who often visits her at work and checks in with her employer to make sure things are going well.

Clients like Eliza may be referred from any number of the Homeless Alcohol and Drug Intervention Network (HADIN) agencies with the majority of referrals coming from De Paul, Hooper Detox, CCC Recovery Center and NARA. **Table 1** below represents the referral sources of the clients served in this program last year.

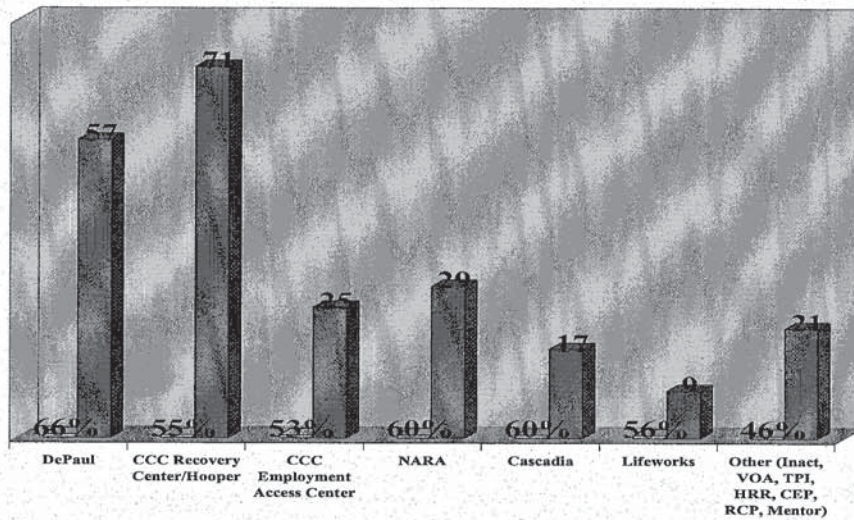
*Data represents all those entering between July 1, 2007 and June 30, 2008 AND those exiting between July 1, 2007 and 11/30/2008

Table 1



While 459 total clients were served during this period, 398 exited the program. Below, Table 2 illustrates the 229 (58%) that were clean and sober and moved into permanent housing with either employment or disability income by their originating referral agency.

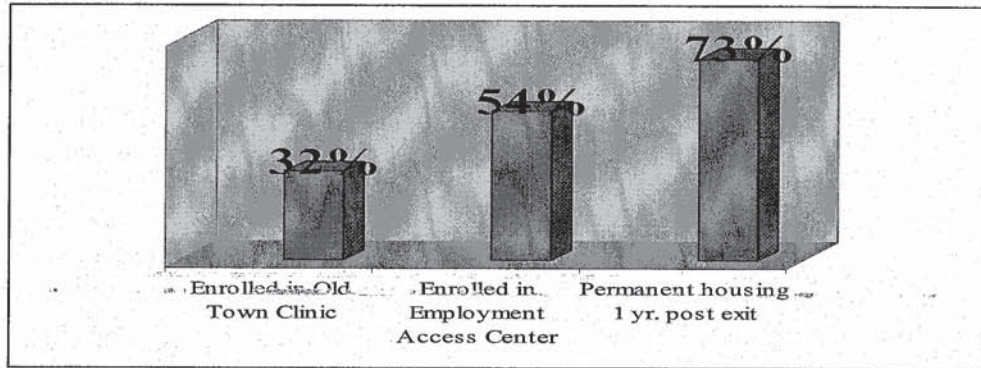
Table 2



Public Comment

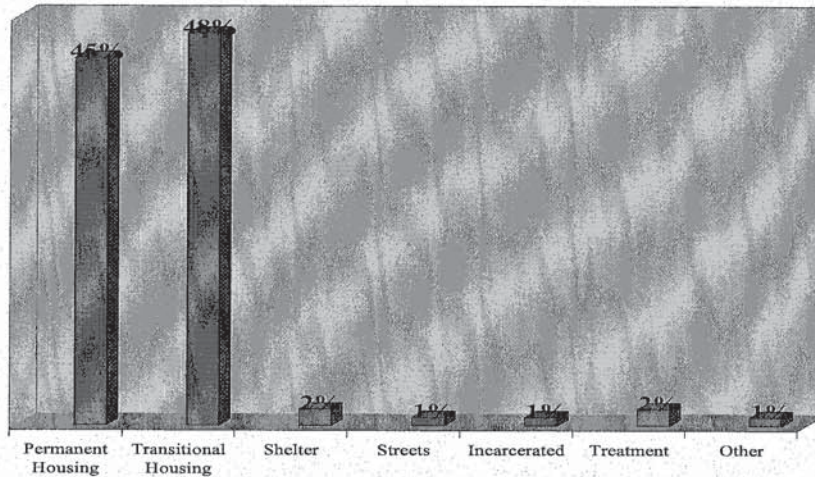
In addition to the outpatient treatment received by all those living in these ADFC Transitional Housing units, table 3 below represent 32% of individuals were enrolled in CCC's Old Town Clinic and 54% were enrolled in CCC's Employment Access Center, formerly known as WorkSource Old Town. Remarkably, 73% of those who exited to permanent housing, remained housed one year later.

Table 3



Employment Access Center: Not all of those served by CCC's Employment Access Center are enrolled in CCC's ADFC Transitional Housing program. While FY 2008-09 saw a substantial cut in funding of all Workforce Investment Act (WIA) programming at the EAC, the site remained a vibrant and vital resource to homeless and formerly homeless individuals with an increase in visits by 170% between September, 2008 and August 2009 (from 28,800 to 43,700). In December 2008, 500 individuals were enrolled in one of our 7 intensive employment programs with 253 (50%) of these actually employed with an average wage of \$10.19 an hour. Table 4 below represents the housing status of all 500 EAC customers at that time.

Table 4



*

Milby, J.B., J.E. Schumacher, C. McNamara, D. Wallace, S. Usdan, T. McGill, and M. Michael. 2000. Initiating abstinence in cocaine abusing dually diagnosed homeless persons. *Drug and Alcohol Dependence* 60: 55-67.

Milby, J.B., J.E. Schumacher, J.M. Raczynski, E. Caldwell, M. Engle, M. Michael, and J. Carr. 1996. Sufficient conditions for effective treatment of substance abusing homeless persons. *Drug and Alcohol Dependence* 43: 39-47.

Milby, J.B., J.E. Schumacher, R.E. Vuchinich, M.J. Freedman, S. Kertesz, and D. Wallace. 2008. Toward cost-effective initial care for substance-abusing homeless *Journal of Substance Abuse Treatment* 34: 180-91.

Milby, J.B., J.E. Schumacher, D. Wallace, M.J. Freedman, and R.E. Vuchinich. 2005. To house or not to house? does it make a difference? *American Journal of Public Health* 95: 1259-65.

DeLeon, G., S. Sacks, G. Staines, and K. McKendrick. 2000. Modified therapeutic community for homeless mentally ill chemical abusers: treatment outcomes. *American Journal of Drug and Alcohol Abuse* 26: 461-80.



**Adapt-A-Home®
Client Follow-up Study Summary
2001-2002**

During 2007-2008, Unlimited Choices completed follow-up studies of both house owners and mobile home owners served in fiscal year 2001-2002. For both populations, we found that the expenditure of a small amount of funds for essential home modifications such as ramps, walker steps, accessible showers, grab bars and hand rails, enabled clients to live safely in their homes and prevented them from needing to move to more expensive, less independent care settings. We compared the costs of the home modifications to the costs if they had lived the same number of months (through October, 2007) in adult foster care, assisted living, or a nursing facility. Copies of the full studies are available upon request.

	House Owners	Mobile Home Owners
Number of clients surveyed	60	39
Average cost of UCI modifications	\$1476	\$1877
Total cost of UCI modifications for all clients	\$89,101	\$73,218
Total cost in adult foster care for same months client at home	\$2,235,678	\$1,407,132
Net Savings:	\$2,146,577	\$1,333,913
Total cost in assisted living for same months client at home	\$3,106,335	\$1,966,519
Net Savings:	\$3,017,234	\$1,893,300
Total cost in nursing care for same months client at home	\$10,055,968	\$6,429,535
Net Savings:	\$9,966,867	\$6,356,316

211 SE 80th Avenue, Portland, Oregon 97215
503-234-6167 • Toll Free: 1-866-219-6820 • fax 503-234-9980
e-mail: info@unlimitedchoices.org • www.unlimitedchoices.org

©Unlimited Choices®

All Rights Reserved

Swisshelm, Bryan

From: donnyguitars777@gmail.com
Sent: Tuesday, September 29, 2009 11:14 AM
To: Levine, Kathryn
Subject: Re: Moving Handicapped Spot from Denver to Watts

Thank you very much for your assistance and prompt response to this matter. I can't wait to see our precious Kenton with the new facelift. And the spot will really continue to make my life easier.

On a side note and Just because I need to say this to somebody, anybody, I must report; as happy as I am for Kenton and as much as I love my apartment having lived here five years, the landlords are sure to raise the rents so high now many will have to leave the area. Its already happening.

Three younger couples have moved out in the past four months because the landlords are raising the rents seventy five to one hundred dollars a month. The Kenton improvement along with the housing mortgage crisis is driving rents so high in this area I am not certain how long I will be able to remain in this lovely village.

But I completely and truly thank you for helping where you do have the power. It has and will continue to make all the difference for me as long as I live here.

Again, thanks.

Don Muccigrosso Jr.

Sent from my Verizon Wireless BlackBerry

From: "Levine, Kathryn"
Date: Tue, 29 Sep 2009 10:48:35 -0700
To: 'donnyguitars777@gmail.com' <donnyguitars777@gmail.com>
Subject: Moving Handicapped Spot from Denver to Watts
To: Donald P. Muccigrosso Jr. BSN, RN

Don - Thanks again for contacting us right away about the parking.

The City's Parking Control staff are going to relocate the parking spot from the west side of N Denver Avenue to the north side of N Watts Avenue, just west of Denver. That should occur very soon.

Once the Denver Streetscape project construction is complete, the parking space can be moved back to Denver Avenue. The current project schedule calls for substantial completion within 120 days, which would be late January 2010.

Please let me know how the new space works out. I can be reached at 503-823-7085.

Also, I am expecting to be on the project site on Thursday, October 1st, and I will stop by in the early afternoon, in case you are available to meet.

Kathryn Levine
Project Manager

Public Comment

From: donnyguitars777@gmail.com [mailto:donnyguitars777@gmail.com]
Sent: Tuesday, September 29, 2009 11:14 AM
To: Levine, Kathryn
Subject: Re: Moving Handicapped Spot from Denver to Watts

Thank you very much for your assistance and prompt response to this matter. I can't wait to see our precious Kenton with the new facelift. And the spot will really continue to make my life easier.

On a side note and Just because I need to say this to somebody, anybody, I must report; as happy as I am for Kenton and as much as I love my apartment having lived here five years, the landlords are sure to raise the rents so high now many will have to leave the area. Its already happening.

Three younger couples have moved out in the past four months because the landlords are raising the rents seventy five to one hundred dollars a month. The Kenton improvement along with the housing mortgage crisis is driving rents so high in this area I am not certain how long I will be able to remain in this lovely village.

But I completely and truly thank you for helping where you do have the power. It has and will continue to make all the difference for me as long as I live here.

Again, thanks.

Don Muccigrosso Jr.

Sent from my Verizon Wireless BlackBerry

From: "Levine, Kathryn"
Date: Tue, 29 Sep 2009 10:48:35 -0700
To: 'donnyguitars777@gmail.com' <donnyguitars777@gmail.com>
Subject: Moving Handicapped Spot from Denver to Watts
To: Donald P. Muccigrosso Jr. BSN, RN

Don - Thanks again for contacting us right away about the parking.

The City's Parking Control staff are going to relocate the parking spot from the west side of N Denver Avenue to the north side of N Watts Avenue, just west of Denver. That should occur very soon.

Once the Denver Streetscape project construction is complete, the parking space can be moved back to Denver Avenue. The current project schedule calls for substantial completion within 120 days, which would be late January 2010.

Please let me know how the new space works out. I can be reached at 503-823-7085.

Also, I am expecting to be on the project site on Thursday, October 1st, and I will stop by in the early afternoon, in case you are available to meet.

Kathryn Levine
Project Manager

Portland Transportation
1120 SW 5th Avenue, Suite 800

Swisshelm, Bryan

From: donnyguitars777@gmail.com
Sent: Saturday, October 03, 2009 5:50 AM
To: Levine, Kathryn
Subject: Re: Moving Handicapped Spot from Denver to Watts

Ms Levine,

I am sorry one last thing. I know you will soon be glad to be done with me I know this is not your department. But having said all I have I must add one note. Jessica the rental manager did step up to the plate and go far beyond the call of duty in caring for that elderly man, Dale, once he became very ill. I was very pleased by her caring for this person where she did not have to. She is not a bad person. Quite the opposite. She took him home to Thanksgiving and Christmas dinner once she learned how bad off he was. That speaks volumes. Truly it is only the business aspect that concerns me. If it is her job to raise the rents it her job. Not personal.

I just felt I needed to say that!

Thanks for listening and caring! I think that's it! I promise! Lol.

Don m.

Sent from my Verizon Wireless BlackBerry

From: "Levine, Kathryn" <Kathryn.Levine@pdxtrans.org>
Date: Fri, 2 Oct 2009 17:10:32 -0700
To: 'donnyguitars777@gmail.com'<donnyguitars777@gmail.com>
Subject: RE: Moving Handicapped Spot from Denver to Watts

Hi Don - I stopped by Thursday afternoon, but it was close to 3:30pm by the time our weekly construction meeting with the contractor had ended. I'm sorry that I missed you.

The parking space had not been moved to N Watts yet, but I will follow-up next week with our Parking Control staff.

I would like to share your e-mail with the Portland Housing Bureau staff. I hope you are able to remain in your neighborhood.

Please call me if any issues arise with the streetscape construction.

Thank you,

Kathryn Levine, Project Manager
Portland Transportation
Phone: 503-823-7085

Public Comment

Swisshelm, Bryan

From: donnyguitars777@gmail.com
Sent: Saturday, October 03, 2009 5:39 AM
To: Levine, Kathryn
Subject: Re: Moving Handicapped Spot from Denver to Watts

Good day Ms. Levine and thank you again for writing.

I am not opposed to the letter being forwarded as you have suggested. I would like to add to that letter that, I am hesitant to step forward to lead the charge as it were. I am in a very precarious situation financially being a disabled RN. While I need to keep rent costs reasonable I also do not want to bring the wrath of the rental office down upon me. Ultimately, businesses are run by people. No cause property evictions are part of the landlord rights. I really dont need that to happen to me as I have no money to move.

I was at the rental office one day paying rent when the property manager was talking about the streetscape with another person. I mentioned that I was afraid of rent increases as a result of the Kenton improvements along with the terrible mortgage crisis and resulting higher demand for apartments.

She immediately confirmed my fears as she exclaimed "do you know how much I just rented number ten for?" referring to the single room apartment across the hall that was only \$295 a month when I moved in to my place. A poor starving elderly man lived there. He was mentally and physically challanged and had no job, food, or assistance. I helped to get him on disability (I'm an RN). The rental office raised his rent to over four hundred plus. All they did was take away his food money. Very depressed he drank until he had several strokes and was removed to a care facility.

A self proclaimed "Christian," the rental manager recently rented that tiny apartment to a religious Missionary Woman for this new "record" amount. Really? I proclaimed in dismay.

I'm ashamed to be human some days.

The rent for my studio apartment was raised from three ninety five to five twenty five as each of the last two people whom have held the management position at Voss have raised rents as soon as they took over. This is of course as I see it. The business ethic will of course dictate a different version.

I am not complaining about the cost of my rent now. I am, however, very nervous about the ethic of raising rents because of neighborhood improvements. This building has not been improved. Just the property values.

If this letter does not fall on deaf ears, it would be my hope that there is an advocate for balance between the desires of the business with the needs of the people they serve. Funny, I said serve. How can we serve anyone when maximizing profit is our national ethic? Self serving.

Thank you. Don M. Kenton court.

Sent from my Verizon Wireless BlackBerry

From: "Levine, Kathryn" <Kathryn.Levine@pdxtrans.org>
Date: Fri, 2 Oct 2009 17:10:32 -0700
To: 'donnyguitars777@gmail.com' <donnyguitars777@gmail.com>

Subject: RE: Moving Handicapped Spot from Denver to Watts

Hi Don - I stopped by Thursday afternoon, but it was close to 3:30pm by the time our weekly construction meeting with the contractor had ended. I'm sorry that I missed you.

The parking space had not been moved to N Watts yet, but I will follow-up next week with our Parking Control staff.

I would like to share your e-mail with the Portland Housing Bureau staff. I hope you are able to remain in your neighborhood.

Please call me if any issues arise with the streetscape construction.

Thank you,

Kathryn Levine, Project Manager
Portland Transportation
Phone: 503-823-7085

From: donnyguitars777@gmail.com [mailto:donnyguitars777@gmail.com]

Sent: Tuesday, September 29, 2009 11:14 AM

To: Levine, Kathryn

Subject: Re: Moving Handicapped Spot from Denver to Watts

Thank you very much for your assistance and prompt response to this matter. I can't wait to see our precious Kenton with the new facelift. And the spot will really continue to make my life easier.

On a side note and just because I need to say this to somebody, anybody, I must report; as happy as I am for Kenton and as much as I love my apartment having lived here five years, the landlords are sure to raise the rents so high now many will have to leave the area. Its already happening.

Three younger couples have moved out in the past four months because the landlords are raising the rents seventy five to one hundred dollars a month. The Kenton improvement along with the housing mortgage crisis is driving rents so high in this area I am not certain how long I will be able to remain in this lovely village.

But I completely and truly thank you for helping where you do have the power. It has and will continue to make all the difference for me as long as I live here.

Again, thanks.

Don Muccigrosso Jr.

Sent from my Verizon Wireless BlackBerry

From: "Levine, Kathryn"

Date: Tue, 29 Sep 2009 10:48:35 -0700

Public Comment

To: 'donnyguitars777@gmail.com' <donnyguitars777@gmail.com>

Subject: Moving Handicapped Spot from Denver to Watts

To: Donald P. Muccigrosso Jr. BSN, RN

Don - Thanks again for contacting us right away about the parking.

The City's Parking Control staff are going to relocate the parking spot from the west side of N Denver Avenue to the north side of N Watts Avenue, just west of Denver. That should occur very soon.

Once the Denver Streetscape project construction is complete, the parking space can be moved back to Denver Avenue. The current project schedule calls for substantial completion within 120 days, which would be late January 2010.

Please let me know how the new space works out. I can be reached at 503-823-7085.

Also, I am expecting to be on the project site on Thursday, October 1st, and I will stop by in the early afternoon, in case you are available to meet.

Kathryn Levine

Project Manager

Portland Transportation
1120 SW 5th Avenue, Suite 800
Portland, Oregon 97204
Phone: 503-823-7085
E-mail: Kathryn.Levine@pdxtrans.org

From: Kaye, Beth
Sent: Thursday, October 22, 2009 11:33 AM
To: 'Carla Danley'
Cc: Jim McConnell; Pat Mobley; Jean DeMaster; Lehto, Tracy
Subject: RE: nice meeting you at HCDC community hearing

Thanks for writing in, Carla, and for coming to last night's hearing. I appreciate this very clear summary of the issues. Tracy Lehto or I will get back to you about the Housing Connections labeling issue, and the availability of more specific data on the features of an "accessible" unit.

The supply of affordable family housing (2+ bedrooms, 2 or more bathrooms) in Portland is a tougher issue. We know about it, and, in our RFP processes to select projects to fund, we have given priority to proposals that will add to the supply of affordable family size units. However, I am not sure that our priority matches up with the need you are describing.

- We have not required that the new units be in close-in parts of Portland (as opposed to East Portland or Gresham).
- We have focused on units that will be affordable to very low income households (household income below about \$35,000 for a household of four). Your household may have a somewhat higher income, but not enough of an income to afford an 2 BR, 2 BA apartment that rents for \$1900.
- We have not required the bedrooms or bathrooms to be of particular dimensions, and I understand from our conversation that the equipment (the Hoyer lift, the electronic chair, other medical equipment etc.) takes up a lot of space and rooms must be large in order for the family to be able to navigate the space.

I will bring this dialog into our policy discussions at the Portland Housing Bureau. The policy team sets the priorities for the RFPs. This is not likely to address your family's immediate need, however. The development pipeline is two or three years long, so projects funded in Spring of 2010 might not be ready for occupancy until 2012 or 2013.

I will also see what we may be able to do in a faster timeframe to make the market for accessible units more efficient, so that as accessible units that meet your specifications come available, your household and other households that need those features will have first crack at renting them. Currently, accessible apartments are rented on a first come, first served basis.

Again, thank you for your participation in the Community Needs hearing.

With your permission, I would like to forward this e-mail string to Neisha Saxena, recently named by City Commissioner Fish to the Disability Rights Commission, and to a few other folks who may be able to assist. Please let me know.

Beth Kaye
Public Affairs Manager
Portland Housing Bureau
421 SW 6th Avenue
Portland, OR 97204
(503) 823 2393
bkaye@ci.portland.or.us

From: Carla Danley [mailto:danleycd@yahoo.com]
Sent: Thursday, October 22, 2009 12:04 AM
To: Kaye, Beth
Cc: Jim McConnell; Pat Mobley; Jean DeMaster; Lehto, Tracy
Subject: nice meeting you at HCDC community hearing

Hi Beth,

I enjoyed speaking with you at the HCDC community meeting tonight and wanted to share a bit more with you about Portland's lack of wheelchair accessible family housing and the "Housing Connections" website, not from the point of view of an attorney but from the point of view of a consumer attempting to utilize the service. This question has come to us a number of times. The last time my husband was asked about it, he had this to say:

I have reviewed the housing connections results during the time that we have been searching for our own housing and have found a huge number of housing options to fit people in particular circumstances, specifically disabled people who are not members of family households. As there are hundreds of "hits" that indicate accessibility as a feature, it leads one to conclude that there is plenty of housing. When real-world life circumstances are applied to this picture, however, the picture quickly fades. In my most recent search, I found a huge number of 1- and 2-bedroom units with a single bath available for less than \$800 per month. These are designated as "visitable" apartments, the loosest criteria in the program. If the disabled person happens to be a member of a family, whether as a parent or a child, the small space (often 800 - 900 square feet) and small single bathroom are not sufficient. The 2 bedroom/2 bath units started at about \$1900 per month (hardly affordable for this underemployed population) and there were very few of them.

A disability alone requires space, space for maneuvering a wheelchair or a Hoyer lift around a bed or within a bathroom, space for other durable medical equipment, space to allow transfers to toilets, beds, and so forth. Disability also requires significant time. For example, transfers are time consuming, and each toileting session requires two transfers (onto the toilet and then off again). Families also require space, especially when children are involved, and when physical spaces are limited, the time element exacerbates the competition. This competition for space is never more acute than when the bathroom is involved. The long and short of it is that a family (parents and one or more children, one member of which is significantly disabled) are reasonable in requiring a second bathroom. Suddenly, the list of housing units is limited to a small number of luxury units, generally priced in the \$1900-2400 range.

The location issue is also a source of frustration. It is easier to find more suitable housing in Gresham or Hillsboro, but what if one's goal is to enjoy the vibrant, connected life that one finds in downtown Portland? This entire discussion seems predicated on the belief that Portland should accommodate the needs of all residents, in all physical shapes and all family configurations, through all stages of the natural human life cycle. Portland has done an admirable job of developing affordable housing *for certain populations*, but has been unable to date to accommodate this population.

In short, a service like Housing Connections gives superficial appearance of a housing glut, but when you apply real-world circumstances of families with disabled members, a very different picture emerges. *The data appear to discount the claim of scarce housing for this population, but the data lack validity.* [italics mine]

I would add to this that there is also the issue of labeling. The search criteria will allow

file://I:\Reports\CON PLAN\2010-2015 Five Year Plan\Summary\Emailed Testimony\Ac... 12/3/2009

one to filter for "somewhat", "mostly", and "fully" accessible housing, but these labels speak to no specific features (such as "roll-in shower", "level entrance", dimensions of bathrooms and bedrooms, etc), and are really meaningless in determining the usability of an apartment. The summer before we relocated to Oregon, I went to view apartments marketed as wheelchair accessible only to discover 1st-floor units accessible only by steps.

Viewing the HCDC website, there is reference to a Special Needs Subcommittee but it appears to have been last active in June 2006? Or did I misread that?

Thank you again for your presence at the community meeting.

Best,
Carla D.

Public Comment

From: Carla Danley [danleycd@yahoo.com]
Sent: Saturday, October 24, 2009 11:20 AM
To: Kaye, Beth
Subject: Housing, accessibility and "20-minute communities"

Hi Beth,

I can't remember whether or not I mentioned when we met that I sit on the Health Equity Working Group of Coalition for a Livable Future. About a month ago Radcliffe Dacany a Portland urban planner made a presentation to the HEWG on The Portland Plan as it pertains to "20-minute communities". I responded to that presentation as follows:

Hello Radcliffe,

Thank you so very much for taking the time to meet with CLF's Health Equity Working Group. I found your presentation very informative.

During the presentation, you made reference to people "choosing" to live in one neighborhood over another. I would ask you, as you go forward, to be mindful of the fact that many people do not "choose" but are forced out of neighborhoods of their choosing or forced *into* neighborhoods *not* of their choosing as a direct result of policy decisions made, or lack thereof, by city planners like yourself.

In some instances these trends can be easily quantified and mapped, such as households forced out of the urban center as neighborhoods become gentrified and affordable housing is lost. Other phenomena are less apparent, such as families with a wheelchair-using member being forced into neighborhoods outside of the City of Portland altogether as Portland has no discernible stock of family-friendly, wheelchair-accessible housing.

Though a stated objective of the Bureau of Planning and Sustainability is to plan for a "diversity of housing types", you yourself stated that the Bureau has not identified accessible family housing as a "housing type". The emphasis here is on 'family' housing, as the limited current stock of Portland's accessible housing is primarily found in senior housing and/or single occupant/one-bedroom units.

It is my understanding that the move toward 20-minute communities is part of a larger plan to accommodate projected growth and changing demographics. For a city like Portland, which takes pride in progressive, innovative urban planning to have no vision for providing housing for an aging population which chooses to remain in their homes, children growing up with complex medical challenges, skilled nursing care moving out of institutional settings and into the home, and veterans returning home from war, runs contrary not only to projected demographic trends in Portland, but across the entire country

I am pleased to hear that November will bring community workshops and forums for Portland residents to express their views on 20-minute communities and the Portland Plan. The irony is not lost on me, however, that in order to attend a community forum as a Portland resident, one

would have had to have been able to secure housing in Portland in the first place which, as I've discussed, is not possible for some populations.

I am delighted to hear that you will be working closely with Janet Hammer as I feel she has tremendous insight and will be a valuable resource as the plan moves forward.

If I can of assistance in any way, should the Bureau decide to address this concern, please do not hesitate to contact me. I am willing to lend support in whatever way I can.

Kind Regards,

Carla Danley

Beth, for the record, I never received a reply to this, and that could be for any one of a number of reasons. But I appreciate your efforts to broaden your understanding of this very important topic. I also wanted to share a quote and the article from which it is abstracted with you:

"In spite of new urbanism's land-use infrastructure and transportation advantages, it falls short with respect to much of the housing produced. The housing that has been built in many such communities reflects an almost anti-aging and anti-disability outcome."

full article:

http://www.design.ncsu.edu/cud/about_ud/udincommunity.html

Best,

Carla D.
503.380.3876

Public Comment

211info
Oct. 28, 2009

My name is Deborah Willoughby, and I'm an information and referral specialist for 211 info. That means I talk with callers who are looking for community services in the metro area, as well as in other parts of Oregon and Southwest Washington, and I get a pretty good feel for what the needs are for people in East Multnomah County – and for which needs are unmet. In the all of Multnomah County calls last year, 44 percent of our calls were from east county.

211 *info* is Oregon and Southwest Washington's comprehensive support hub for 2-1-1: a social services helpline. The nonprofit 211 *info* is built upon a 25 year history of providing people with free and easy access to the answers they need most. Last year, over 100,000 people turned to us for referrals to food, shelter, housing, foreclosure assistance, health care, and much more. It's free, and callers get to talk with real people instead of voice mail.

When we talk with callers about what social services they need access to, we record a lot of demographic information. 211 has an excellent snapshot of which services are most needed by people who are low-income in East Multnomah County. Planners and nonprofits are welcome to look at our data reports to anticipate which services are most necessary in which areas.

We took a look at our statistics, and here are our top 2-1-1 caller needs for East Multnomah County for the 12 months ending Oct. 1, 2009:

- Medical/dental, 1,804
- Food/food stamps, 2,047
- Shelter/housing, 2,243
- Rental assistance, 3,850
- Utility assistance, 4,387

Here's what we are seeing right now, and it won't come as any surprise to social services agencies: Our call volume is high, and many callers are looking for services that do not exist.

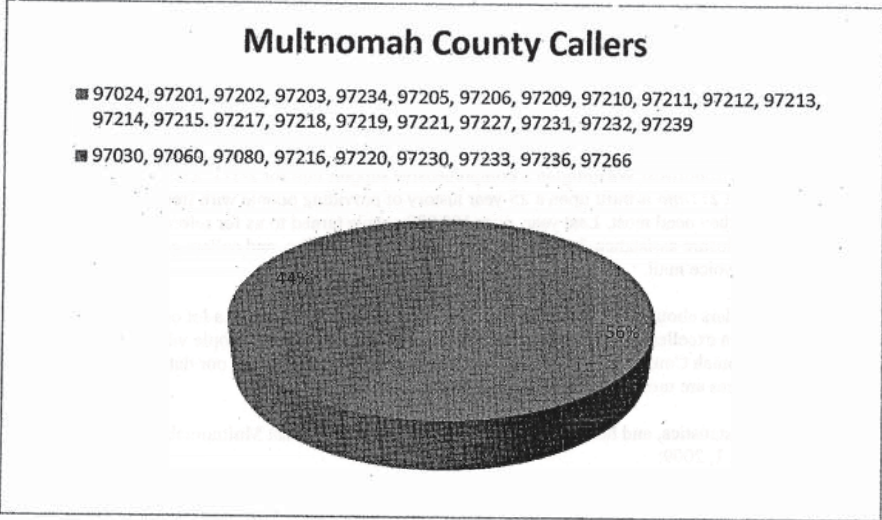
Even in the best of times, there isn't enough money to help everyone who is facing eviction, who has a utility shutoff notices, who needs to go to a domestic violence shelter, who needs medical help. Those services exist; they are simply overwhelmed.

But there isn't anywhere near enough help for people with severe dental problems, who need costly medical tests like colonoscopies, who need expensive medications, who can't afford to pay for burial or cremation of a loved one, who need to buy gas to drive to job interviews.

These are the people I talk with everyday:

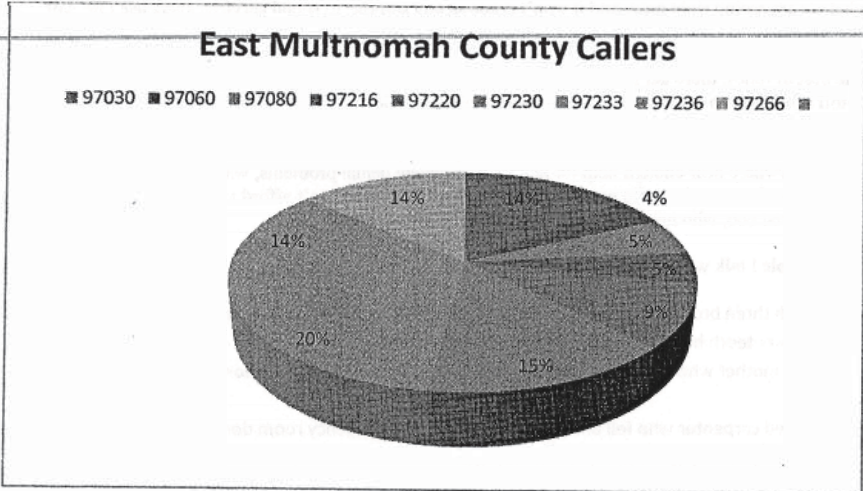
- A woman with three broken teeth and no hope of being able to pay for dental care. She has diabetes, and she says her teeth hurt too much for her to be able to eat.
- An uninsured mother whose son's mental illness is controlled only by medication that costs \$900 a month.
- An unemployed carpenter who fell and broke his wrist. The emergency room doctors told him he needed an orthopedic surgeon to repair the damage.

Our hope at 211 is that our statistics can be of help when planning and development decisions are made in east county.



Total Multnomah County Calls = 46,382

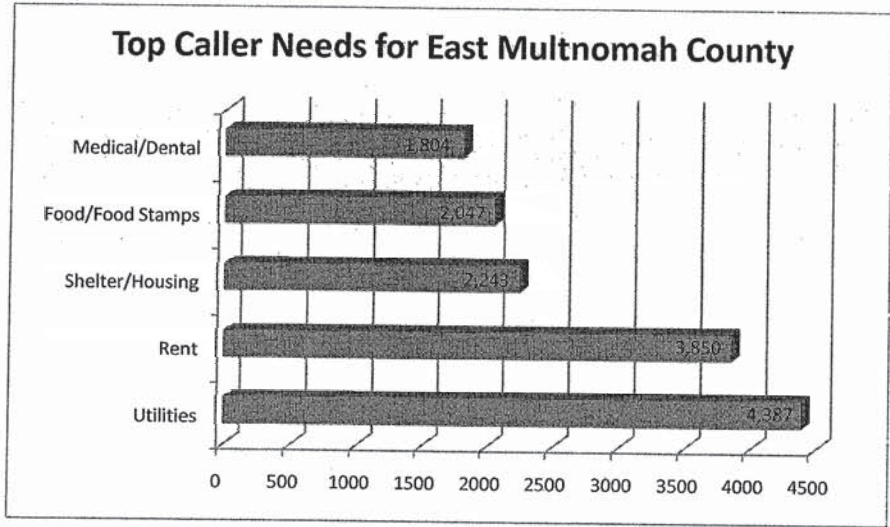
*Calls on 2-1-1 between 10/1/08 - 9/30/09



Total East Multnomah County Calls = 20,398

*Calls on 2-1-1 between 10/1/08 - 9/30/09

Public Comment



*Calls on 2-1-1 between 10/1/08 - 9/30/09

Public Comment

From: Mark White [markpdx@spiritone.com]
Sent: Wednesday, October 28, 2009 3:28 PM
To: Swisshelm, Bryan
Cc: Mark White
Subject: [User Approved] Re: Public Hearing Notice: Homeownership

Bryan,

My only comments is that as far as I know, no hearing or events on this subject are near the zip codes with the most foreclosures. Surely some must realize that if you can't afford to keep your home, driving to another part of the City is going to be a challenge, especially if you've lost your car.

Thanks.

Mark

On Oct 28, 2009, at 2:14 PM, Swisshelm, Bryan wrote:

You're invited to a public hearing addressing access to homeownership education, assistance, and foreclosure prevention for households in Multnomah County as part of the process of developing the 2010-2015 Consolidated Plan.

Where: New Columbia Education Center—4625 N. Trenton
Date: Thursday, November 5, 2009
Time: 6:00-8:00 pm
Trimet: Bus Line # 4 (www.trimet.org)

If you can't attend this hearing, there are four other convenient ways to comment.

1 You can write a letter:

Pat Mobley, Housing & Community Development Commission Chair
421 SW 6th Avenue, Suite 1100
Portland, OR 97204

Public Comment

or

2. **Send an e-mail:**

bryan.swisshelm@ci.portland.or.us

or

3. **Leave a voicemail message:**

503-823-2396

503-823-6868 TTY

or

4. **Comment Online:**

www.portlandonline.com/phb/conplan

Questions?

Please visit the Consolidated Plan website: www.portlandonline.com/phb/conplan for more information on this hearing. The attached flyer will be available shortly on the website in Russian, Vietnamese, and Spanish.

Sincerely,

Bryan Swisshelm

Bryan Swisshelm
City of Portland
Portland Housing Bureau

503-823-2396

<Homeownership Flyer.pdf>

From: Trevor Robins [Trevor@tlandislaw.com]
Sent: Wednesday, October 28, 2009 4:03 PM
To: Swisshelm, Bryan
Subject: [Approved Sender] RE: Public Hearing Notice: Challenges to Developing Affordable Rental Housing

Bryan, I think affordable housing should not be developed in the most expensive parts of town, using expensive construction methods like steel and concrete, because we don't get much bang for the buck, and because we undermine the property tax base most in those areas. I would like to see affordable housing development limited to middle-class neighborhoods, and use less-expensive, lower-intensity construction methods, particularly remodeling existing buildings and splitting them up into more units. Thanks.

From: Swisshelm, Bryan [mailto:Bryan.Swisshelm@ci.portland.or.us]
Sent: Wednesday, October 28, 2009 11:15 AM
To: Lehto, Tracy
Subject: Public Hearing Notice: Challenges to Developing Affordable Rental Housing

You're invited to a public hearing addressing the challenges of developing affordable rental housing, as part of the process of developing the 2010-2015 Consolidated Plan.

Where: United Way of Oregon—619 SW 11th Avenue.
Date: Wednesday, November 4, 2009
Time: 2:00-4:00 pm
Trimet: Bus lines: 15, 51 & Max Blue/Red Lines/Streetcar

If you can't attend this hearing, there are four other convenient ways to comment.

1. [You can write a letter:](#)

Pat Mobley, Housing & Community Development Commission Chair
421 SW 6th Avenue, Suite 1100
Portland, OR 97204

or

2. [Send an e-mail:](#)

bryan.swisshelm@ci.portland.or.us

or

3. [Leave a voicemail message:](#)

Public Comment

503-823-2396
503-823-6868 TTY

or

4. **Comment Online:**

www.portlandonline.com/phb/conplan

Questions?

Please visit the Consolidated Plan website: www.portlandonline.com/phb/conplan for more information on this hearing. The attached flyer is available on the website in Russian, Vietnamese, and Spanish.

Sincerely,

Bryan Swisshelm

Bryan Swisshelm
City of Portland
Portland Housing Bureau

503-823-2396

Public Comment

From: Wendi Anderson [wendi@thegivingtree.org]
Sent: Wednesday, October 28, 2009 4:56 PM
To: Swisshelm, Bryan
Subject: [User Approved] Re: Consolidated Plan Hearing--Equitable Access to Services

Hi Bryan,

I am unable to make this hearing tonight, but I am very interested in being a part of the conversation. I noticed that you don't have a discussion forum on the website - is there a plan for this? I'm sure there are many of us who would love to get some online dialogue going!

Thanks,

Wendi
--
Wendi Anderson
President
The Giving Tree
Office (503) 200-5528
Cell (503) 544-7969

On Wed, Oct 14, 2009 at 11:55 AM, Swisshelm, Bryan <Bryan.Swisshelm@ci.portland.or.us> wrote:

You're invited to a public hearing on equitable access to services, as part of the process of developing the 2010-2015 Consolidated Plan.

Where: King Elementary School Cafeteria
Date: Wednesday, October 28, 2009
Time: 6:00-8:00 pm
Trimet: Bus lines 6 & 72 (www.trimet.org)

If you can't attend this hearing, there are four other convenient ways to comment.

1 You can write a letter:

Pat Mobley, Housing & Community Development Commission Chair
421 SW 6th Avenue, Suite 1100
Portland, OR 97204

or

2. Send an e-mail:

Public Comment

bryan.swisshelm@ci.portland.or.us

or

3. Leave a voicemail message:

503-823-2396
503-823-6868 TTY

or

4. Comment Online:

www.portlandonline.com/phb/conplan

Questions?

Please visit the Consolidated Plan website: www.portlandonline.com/phb/conplan for more information on this hearing. The attached flyer is available on the website in Russian, Vietnamese, and Spanish.

Sincerely,

Bryan Swisshelm

Bryan Swisshelm
City of Portland
Portland Housing Bureau

503-823-2396

Public Comment

From: Cheryl Lohrmann [cheryl.lohrmann@gmail.com]
Sent: Friday, October 30, 2009 11:56 AM
To: Swisshelm, Bryan
Subject: affordable housing + Proud Ground

Hi Bryan,

I recently purchased a home through Proud Ground, moved in this month, in fact!

I am single, and a busy artist, activist and social entrepreneur. In some cases, people like me don't make a whole lot of money early on in their careers. They never even think about owning a home because they know they can't afford much. Organizations like Proud Ground made it possible to invest in the community where I hope to contribute toward economic and social development models.

Please continue to generously support programs like Proud Ground and also the Portland Housing Center. There are many people attracted to Portland for its possibilities, these programs have the potential to ground this attraction so it can take root!

Sincerely,

Cheryl Lohrmann

--

Think ahead, leave no plastic behind!

www.LNPB.org

Help launch Create Plenty, "a real food store/restaurant that will redefine convenience"...

www.createplenty.org, www.thechangexchange.org

Public Comment

Swisshelm, Bryan

From: Robin Cash [robincash@att.net]
Sent: Friday, October 30, 2009 8:16 PM
To: Swisshelm, Bryan
Subject: [User Approved] Affordable Homeownership

For 17 yrs I worked with Steps to Success to people receiving TANF public assistance find and keep family wage employment. Through this work I became convinced that Safe Affordable Housing, Affordable Quality Child Care and Affordable Medical Care are the keys to financial stability. Because of this I have been a member, board member, and financial supporter of Proud Ground almost since its inception. Safe, stable, affordable housing is the key to a good future for our youth. I urge the city and county to continue funding the important programs that support affordable housing for all our hardworking families.

From: Maggie Skenderian [skenberg@gmail.com]
Sent: Monday, November 02, 2009 9:03 PM
To: Swisshelm, Bryan
Subject: Affordable housing in Portland

Hello Bryan -

I'm writing to you to strongly advocate for affordable housing options in the City of Portland as part of the Housing Bureau's 5-yr Plan. In the late 1980's I had the good fortune to work for the Burlington Community Land Trust (BCLT) in Burlington, VT. As you may know, the land trust model puts housing into the hands of folks typically at or below 80% of median income. One of the best things about the land trust model is that once a home is part of the community trust, it stays affordable forever.

I moved to Portland in 1994 and soon thereafter joined the Board of the Portland Community Land Trust - newly renamed Proud Ground. I was struck by the high cost of housing in Portland and couldn't imagine why the land trust model hadn't gained more ground here (no pun intended). One of the big boosts to Burlington's effort is that there was a substantial City investment in BCLT both financially and in the development of inclusionary zoning.

This exact tool may not suit Portland, however it would be interesting to see what could be packaged as incentives to developers.

http://www.cedoburlington.org/housing/inclusionary_zoning.htm

The land trust model provides an incredible opportunity for people to work their way into the traditional housing market, or enjoy the long-term benefits and community of being part of the trust. The public investments made in community land trust housing are the best use of our collective resources in my opinion. Every dollar we invest in permanently affordable housing today, leverages the future of its affordability.

I hope that Portland will designate a significant level of support for Proud Ground as they continue to create community, security and affordable shelter for current and future generations. As I'm sure you know, the cost of housing in Portland has far outpaced salaries and many more households each year face a lifetime of renting. We can do better than that, and Proud Ground can help.

The staff and board are dedicated, talented, and hard working folks who believe strongly in what they do at Proud Ground because they see the difference their work makes in the lives of Portlanders. Please do help them put the land trust model on the map in a grand way here in our great City.

Best regards-
Maggie Skenderian
4505 SE Clinton St.
Portland, OR 97206
(503) 231-7390

Public Comment

Swisshelm, Bryan

From: Heather Heatlie [heatherheatlie@hotmail.com]
Sent: Tuesday, November 03, 2009 12:02 PM
To: Swisshelm, Bryan
Subject: Affordable home ownership meeting November 5th

Hello,

I am writing in support of the Portland Community land trust (now called Proud Ground). I am a long time Portland resident, born at Bess Kaiser in 1967, and until supported by Proud Ground and the Portland Housing Center, unable to own a home despite constant employment.

My husband and I rented, and were forced to move from neighborhood to neighborhood as land lords raised rents or sold the homes we lived in (in some cases inspired by the work we did fixing up their rentals, such as gardening, and removing 30 year old shag carpet).

Many of the rentals we lived in also had high utility costs, as the land lords were not interested in spending money making the houses efficient, as we, the renters, were paying the bills.

Now that we own a nicely renovated, energy efficient retrofitted house from Proud Ground, we can focus on our neighborhood and our local schools. Our neighbors are also happy that the former rental we now live in has stable inhabitants.

I encourage you to continue to support Proud Ground and the Portland Housing Center.

Thank you,
Heather Heatlie
1205 NE Holman
Portland OR
97211
(503) 234-2748

Hotmail: Trusted email with powerful SPAM protection. [Sign up now.](#)

Public Comment

From: karen davis [kanndvs@yahoo.com]
Sent: Tuesday, November 03, 2009 9:26 AM
To: Swisshelm, Bryan
Subject: Affordable Homeownership

I urge the city and county to continue to fund important programs that ensure that generations of hardworking Portland families will be able to own their own home. Sincerely,

Karen Davis who wants to grow vegetables on her own land.

Public Comment

From: Matt Roth [mattroth8@yahoo.com]
Sent: Tuesday, November 03, 2009 10:43 PM
To: Swisshelm, Bryan
Cc: Katie_Ullrich_Proud_Ground@mail.vresp.com
Subject: The Importance of Homeownership for The Working-Class

Dear Mr. Swisshelm:

Homeownership is a dream that everyone has, but without proper assistance and support, the dream soon dies.

This statement is just as true now as it was when I first began gathering information and conducting research into how I might secure and maintain a home of my own.

Initially when I started my investigations in the summer of 2002, I quickly discovered that many of the ideas I had about living in a detached, single family residence were out of reach and overshadowed by one thing: affordability.

Although discouraged by this fact, I refused to give up, still wanting to see what else might be out there and available to those living on working-class wages. Soon afterward I made arrangements to attend a full-day homeownership class in NE Portland.

At the conclusion of this class I was handed an informational folder which contained a lot of different helpful resources for those that needed further assistance with finding affordable housing. One of the informational pieces in this folder was a small brochure put out by Portland Community Land Trust (now Proud Ground) and it provided an overview of the organization and its objectives. I sat down and read it with great interest.

The following week I placed a call to this organization to ask questions, find out more about their programs and how they might be able to provide assistance. In the end it would prove to be well worth my time.

Within a week I had an appointment at their office whereby I was further educated with written material, photographs, verbal dialogue and a computer slideshow. Approximately two weeks later I had another appointment which included additional presentations and an invitation to join their waiting list for future available homes. I gladly accepted their invitation and the rest, as they say, is history.

For well over five years now, my daughter and I have been living peacefully in our land trust supported-home. It has been the one of the best decisions I have ever made. We derive benefit daily from being in a stable home environment that fosters sharing and stewardship.



November 3, 2009

Pat Mobley, Chair
Housing & Community Development Commission
421 SW 6th Avenue, Suite 1100
Portland, OR 97204

Chair Mobley,

Thank you for the opportunity to comment on the Consolidated Plan for Multnomah County and the Cities of Gresham and Portland.

Board of Trustees

President:
Paul Schissler,
Kulshan Community
Land Trust; Whatcom
County, Washington

Vice President:
Sheldon Cooper
Homestead
Community Land
Trust; Seattle,
Washington

Secretary:
Sarah Buckley
Clackamas Community
Land Trust; Clackamas
County, Oregon

Treasurer:
Carl Florea
Housing Resources Trust;
Bainbridge Island,
Washington

Melora Hiller
Melora Hiller consulting,
Seattle, Washington

Andrea Miranda
Rogue Valley Community
Development Corporation;
Jackson County, Oregon

Katie Ullrich
Proud Ground; Portland
Metro Area, Oregon

The families who Community Land Trusts (CLTs) serve are hard working, with stable incomes. Yet they continue to face entry-level home prices that are significantly beyond their reach. Despite the recent downturn, this shrinking access to homeownership is a multi-generational trend; we're committed to providing a multi-generational solution.

CLTs and other organizations providing long-term affordability serve an increasingly important role in the housing continuum. Because of our commitment to long-term affordability and stewardship, CLTs are well positioned to ensure that families succeed as homeowners while building assets.

We know that resources for housing and homeownership are scarce while the need is great and growing. In the 2005-2010 Consolidated Plan, the housing needs analysis identified the need for 12,605 owner-occupied units at moderate income levels with a goal of 600 units. To close the minority homeownership gap at this income level, we'd need to create 1500 new homeowners, at a cost of \$100 to \$150 million. With many pressing housing needs, we don't and won't have enough resources to meet this need in the next five years.

Investing public dollars in homeownership that remains affordable for generations is the best way to create opportunities and assets for the most families with the limited resources available.

In fact, the most recent longitudinal study on CLTs showed that this approach cost Burlington, Vermont one-fifth the public investment a traditional recapture program would have while nearly 70% of these CLT homeowners went on to purchase a market-rate home. We can achieve similar successes in the Portland area.

To this end, we offer the following recommendations when considering the consolidated plan:

1. Continue to support homeownership retention programs that maintain affordability over time and as homes resell
2. Explore the larger homeowner preservation issue of increasing loss of affordable homeownership opportunities as the region grows
3. Adopt incentive-based and/or mandatory inclusion of permanently affordable ownership units upon rezoning and/or significant development

Thank you for your consideration.

Sincerely,

Erika Malone
Executive Director

Public Comment

From: Kaye, Beth
Sent: Wednesday, November 04, 2009 9:37 AM
To: Matthiessen, Andrea; Swisshelm, Bryan
Subject: Seniors at Russellville PArk

Russellville Park
20 SE 103rd
Portland, OR 97216
(503) 254-5900

Yesterday, I was the guest speaker at the Current Events Group activity at Russellville Park. The group was concerned about foreclosures, homeless veterans, homeless families with children, and the high cost of homeownership.

I specifically solicited their ideas about housing for our aging population. The people who offered comments spoke about the isolation they feel, even though they live in a nice place located right on the MAX line. Current mass transit options do not meet their needs: the distance they would have to walk is too far, the steps they would have to negotiate are too steep; they are too unsteady to stand on a bus or train. They were enthusiastic about mixed use development, where there might be a supermarket, some restaurants, and other amenities located no more than a short walk from where they live.

Please include these comments on the Comment Matrix for the Consolidated Plan. I did not get individual names, so perhaps you could call it the Current Events Group at Russellville Park senior living.

Public Comment

From: Alexander Bram [bram.alexander@gmail.com]
Sent: Thursday, November 05, 2009 3:30 PM
To: Swisshelm, Bryan
Subject: A vote of support for affordable housing and Proud Ground

Hello Bryan,

I'm writing a short note in support of the importance of creating sustainably affordable housing in Portland.

Please keep the work that Proud Ground does in the forefront of your mind as decisions about allocation of funds in future efforts are made.

Thanks for your attention,

Alexander Bram
Executive Director
NHD Oregon
alexbram@nhdoregon.org
971.222.6589

Public Comment

Joan Glibow

Testimony over phone 11/5/2009

60's partner in 40s rent for quite awhile moved to Portland a dozen years ago/ prices of housing now insanely ridiculous; one of the reasons leaving California was that it was bought out and is now unaffordable; Santa Cruz; when price of housing rises; value of money is decreasing; what over priced housing devalues dollar; kind of phony thing; same bubble burst is like pyramid scheme ; need legislation about keeping housing affordable; Portland's a good working class town; doesn't want to move into assisted : land trust should be supported; need to put a cap on rents; people are making a killing on suffering and working for landlord; Oregon is not for sale; when people get together; legislation; good intention; can't have people homeless; was homeless for awhile; Support Proud Ground; support any way to get families; couples; there's an assumption about people needing the same kind of housie; people need accessible housing; house designed for a family of 4 not appropriate for smaller ; creating co-housing; different kinds of housing that suits needs; recycled materials; false inflation of land values; housed appropriately for needs; not everyone needs a big house; singles; older people; disabled people; people with disabilities are forced into high priced housing; bad housing because of disability7

Public Comment

Affordable Homeownership.txt
From: debra paxton [dpxtn@yahoo.com]
Sent: Friday, November 06, 2009 11:06 AM
To: Swisshelm, Bryan
Subject: Affordable Homeownership

Dear Bryan,

I can't begin to tell you the importance of affordable housing for my family. Before being a first home buyer, I always felt as though I was observing someone else's community from a stalled starting gate position. Proud Ground opened that gate and I've been running full speed ever since.

The details of my story are not that unique. My son has a diagnosis of Autism, a Developmental Disability that can drain a families finances by prohibiting full time employment while also requiring treatments not covered by insurance. Parents of DD children have enough to deal with day to day that the future often appears far off and ambiguous at best. My son now has a place to call home where neighbors watch out for him.

Thanks to the PDC and Proud Ground, I'm in position of strength where I can reach out to others. Currently, I'm the volunteer coordinator for Portland Aspergers Network's Teen+ Club which provides a framework for social/emotional development through shared interest, acceptance, and fun. I also am a board member for Families Supporting Independence whose purpose is to facilitate independent living for adults with DD.

I urge the city and county to continue to fund important programs that ensure that generations of hardworking Portland families will be able to own their own home.

Sincerely,

Debra Paxton

Public Comment

From: Loan V [email.loan@gmail.com]
Sent: Saturday, November 07, 2009 8:48 AM
To: Swisshelm, Bryan
Subject: Land Trust houses -- a case FOR

Hi Bryan,

I wanted to attend the meeting about affordable housing on Thursday 6-8pm, but because of work and school commitments, was not able to. However, I would still like to voice a few words toward that subject.

Your name was given as someone to direct the message of this email to. If you are somehow not the right person, please kindly inform me, and then forward the message (very important) to the appropriate person.

Thanks so much,

Loan Vu

Hello,

My name is Loan Vu, and I am a single mom with a regular job who would love to own a home, and this is my case for Land Trust and similar types of housing:

Why do I want to own a home?

Why would anyone NOT want to own a home? For us, owning a home means gaining a sense of stability--a place to call your own and to grow roots, from which we would never have to move on someone else's whims. Besides that, we would be making an important and lifelong financial investment at the same time.

On the other hand, NOT having owned a home has meant that we are at the mercy of the landlords as to when we might have to move, and where to can move to. It also has meant that we cannot feel psychologically rooted to a place, to "make it our own". This feeling, although intangible, has a physical manifestations: we do not put effort in cultivating the rental yard; we do not make an effort to establish "community" by getting to know our neighbors, and we tend not to take care of the home and yard as well.

Unfortunately, despite the downturn in prices, owning a decent home is still very tough for hard working families with stable jobs, especially if one is a single mom who is trying to juggle work, school, and raising kids.

In truth, even if one has a pretty good average job, one will NOT be able to afford the median home price in Portland. We want to be able to afford the homes where we live and work. It sounds so simple and just, but so hard to do for people like us.

Even if we don't want to admit it, the reality is that the minority homeownership gap is very real. And it is the widest among low and moderate income families. But EVERYONE deserves a home.

With our region supposedly adding a million people over the next 25 years, owning a home is only going to get more expensive. We need to do something today to ensure that families can afford a home now, and that our children can afford to call Portland home.

Thanks for listening and I hope that this message would make a difference in your decisions regarding affordable housing in Portland.

Loan Vu

Public Comment

Swisshelm, Bryan

From: Julie Massa [julie@oregonon.org]
Sent: Wednesday, November 11, 2009 12:45 PM
To: Swisshelm, Bryan
Subject: Additional points for Con Plan : Industry challenges to building affordable housing

Hi Bryan,

Here are some additional points that I missed when sending you information from my testimony.

Thanks,
Julie Massa

- 1) The difference between who we serve now (more 30% MFI) vs who we served in the past and how regulatory agreements have been structured. As a result, we need:
 - rent levels we can reach
 - * with more rent subsidies
 - * less private/amortized debt = more public \$ per unit
- 2) Many projects are needing rehab in order to continue to serve low income folks. What is the City of Portland's plan to address this?
- 3) Streamlining compliance
 - we want the City to continue to partner with us and support this streamlining and compliance effort
 - we want to set goals and achieve full streamlining compliance
- 4) We support the use of CDBG 108 for little "p" preservation
- 5) Permanent supportive housing

For successful permanent supportive housing, the 3 key pieces still stand:

 1. The need for capital funds
 2. The need for resident services
 3. The need for an increase in rent subsidies
- 6) Pointing to Myron Orfield's presentation research about Portland's growing segregation.
 - building affordable housing throughout the city is one strategy to mitigate segregation
 - housing choice in all areas of the City of Portland is key

Julie Massa
Portland Policy Coordinator
Oregon Opportunity Network
Portland, Oregon
503-335-9884
julie@oregonon.org



Empowering Families

Strengthening Communities

Rebuilding Hope

November 17, 2009

Pat Mobley, Chair
Housing and Community Development Commission
421 SW 6th Avenue, Suite 1100
Portland OR 97204

Dear Chair Mobley,

Thank you for this opportunity to participate in the development of the 2010-2015 Portland, Gresham and Multnomah County Consolidated Plan. As someone who has provided basic services helping homeless and low-income people for more than 20 years, I would like to speak specifically about how critical housing and employment services for homeless families are.

Obviously all homeless people are important and I support an equitable spread of resources so that no population is left out. However, because homeless families tend to stay more under the radar, particularly out of fear that their children will be taken away by the state, their needs must be included in any plan for resource allocation.

The Multnomah County One Night Shelter Count conducted on January 28 of this year found that of the 4,187 people who were homeless on that night, 2,333 or 56% were people in families.

Here at Human Solutions, where we primarily serve families, we have seen an increase in service requests in every category relating to homelessness. Comparing the first four months of last year to the first four months of this year, here is the breakdown.

Requests for:	July-October 2008	July-October 2009	Percent Increase
Shelter	742	872	17.5%
Transitional Housing	306	1,798	487%
Rent Assistance	1,886	4,840	157%
Total Housing Related	2,934	7,510	156%

Please ensure that homeless families receive an equitable share of federal resources available to prevent and end homelessness.

Respectfully,

Erika Silver
Deputy Director

humansolutions.org

Portland Office 12350 SE Powell Blvd, Portland, OR 97236

Phone 503.548.0200

Fax 503.548.0299

Gresham Office 501 NE Hood Ave. Suite 310, Gresham, OR 97030

Phone 503.405.7875

Fax 503.405.7934

Public Comment

November 18, 2009

Good Afternoon,

My name is Yesika Arévalo and first of all I would like to thank you for taking the time to listen to the needs in our communities and for allowing me to participate in this process that will guide how federal resources are spent in order to assist low and moderate income households. I am mainly here to express my support as well as point out the importance of providing funding to programs that assist homeless families by providing them family support services that aids them to achieve self sufficiency as well as obtain affordable housing.

I would like to take this opportunity to share with you a brief story about myself and my family : About a year ago I came to Portland escaping from a domestic violence situation with the hopes of providing my children a secure home as well as the opportunity to start my life over. After living in a homeless shelter I obtained assistance from Human Solutions, as a result I was able to find an affordable apartment for me and my children. One year later I stand before you having a secure home and I have been successful in achieving self sufficiency.

I am very grateful for all the assistance I received and my story is the proof that the programs that assist homeless families are very much needed as well as provide second chances to live a life without abuse. Thank you for your time and please continue to fund the programs that assist homeless families so that we may continue to strengthen our communities and provide better and brighter futures for our children.

Sincerely,



Yesika Arévalo

STATEMENT BY JANET I. SMITH, M.S.A.M. BEFORE THE
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
November 18, 2009

Thank you for the opportunity to present this testimony. My name is Janet Smith. I attend East Hill Church in Gresham and am part of an informal group that I participate in, in Gresham, called "KEY," which was initiated by and is based at Trinity Lutheran Church. We are now working on a proposal to establish a day shelter for the homeless. The proposal was spearheaded by Pastor Steve Kimes of the Anawim Christian Community, and emerged in fact from his congregation of homeless individuals in Gresham.

At this time, I want to speak specifically in support of holding a Faith Summit to help address the needs of the homeless in the Portland area. I understand that a Summit has recently been recommended by the Alternative Workgroup of the Coordinating Committee to End Homelessness. This proposal is to be greatly applauded. I believe firmly that such an event would be very fruitful in identifying available resources in our communities and maximizing existing efforts toward ending homelessness.

In fact, historically speaking, I believe that the proposal to hold a Faith Summit for the homeless initially emerged from the faith community. This occurred as far as I know, several years ago—in 2006. At the time, I proposed this idea to the previous leaders of the City's project to end homelessness. They were very open to and interested in this proposal. (It was, in fact, part of a written proposal for a Faith Summit and a Faith-Based Coalition for the Homeless that I composed and presented to City Bible Church in Portland at that time to address needs to end homelessness in the Portland Metro Area. This proposal was then given by City Bible Church to the Luis Palau Association several months later in 2007 as part of Palau's planning for their 2008 summer festival.)

Given this history and the current state of the economy – with reports by Oregon Public Radio that place the actual unemployment rates at upwards of 25 percent (including the numbers of individuals who have given up looking for work, and those who are underemployed)—and the burgeoning rates of homelessness, it would seem that a Faith Summit would be an extremely timely undertaking. By working together – County, City, nonprofit and faith sectors—we can, I feel confident, accomplish much. My own recent conversations with several pastors and other leaders in the community, affirm this observation.

For example, at this time, my church in Gresham is looking at helping establish an interim day shelter or warming shelter for the homeless this winter in cooperation with Pastor Steve Kimes of Anawim, and other participants with the KEY group. Our hope is that East Hill can undertake this for 1-2 days a week, and that other churches in Gresham will also pitch in, rotating this responsibility. East Hill Church has undertaken new projects for the homeless this past year, and is willing to consider assisting with a warming or day shelter. To do so effectively on a sustained basis means combining forces with other churches as well as other groups in the community. It is not always

Public Comment

easy to reach beyond church walls to connect to others in the community who have the same desire to serve. It takes ongoing coordination, collaboration and targeted, committed effort. Community leadership is needed. A Faith Summit, properly organized, could facilitate greatly in identifying resources in the community for this approach, and bring to light new avenues for collaboration.

Thank you for all the work that you are doing, and I thank you again for your time and consideration.

November 18, 2009

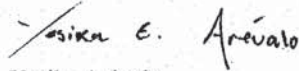
Good Afternoon,

My name is Yesika Arévalo and first of all I would like to thank you for taking the time to listen to the needs in our communities and for allowing me to participate in this process that will guide how federal resources are spent in order to assist low and moderate income households. I am mainly here to express my support as well as point out the importance of providing funding to programs that assist homeless families by providing them family support services that aids them to achieve self sufficiency as well as obtain affordable housing.

I would like to take this opportunity to share with you a brief story about myself and my family : About a year ago I came to Portland escaping from a domestic violence situation with the hopes of providing my children a secure home as well as the opportunity to start my life over. After living in a homeless shelter I obtained assistance from Human Solutions, as a result I was able to find an affordable apartment for me and my children. One year later I stand before you having a secure home and I have been successful in achieving self sufficiency.

I am very grateful for all the assistance I received and my story is the proof that the programs that assist homeless families are very much needed as well as provide second chances to live a life without abuse. Thank you for your time and please continue to fund the programs that assist homeless families so that we may continue to strengthen our communities and provide better and brighter futures for our children.

Sincerely,

A handwritten signature in black ink that reads "Yesika E. Arévalo". The signature is written in a cursive style with a clear first initial and last name.

Yesika Arévalo

Public Comment



To: Pat Mobley, Housing and Community Development Commission Chair

From: East Portland Action Plan

Date: November 19, 2009

RE: Input on Community Needs for the 2010-2015 Consolidated Plan

The East Portland Action Plan members are pleased to be able to participate in providing input on Community Needs for the 2010-2015 Consolidated Plan. East Portland, with a population over 125,000 and growing, is composed of 13 neighborhoods and five business districts. The area represents almost one-quarter of the City of Portland's population. Located primarily east of the I-205 freeway and west of the City of Gresham, East Portland includes some of the most recent areas to be annexed into the City of Portland.

East Portland is transitioning from its once suburban and semi-rural form into an increasingly urban community. This is a fact that brings both benefits and challenges to the area. We understand that the Consolidate Plan addresses how federal resources will be spent locally for the next five years in three priority areas: (1) housing that is affordable to low- and moderate income households; (2) expanding access to economic opportunities, and (3) programs serving the homeless and people with special needs.

The following are our recommendations for the spending of these federal resources:

(1) Housing

When federal resources are being used for housing, we recommend that, for East Portland at least, funds be used to improve the design and quality of new housing structures. We hope that you will ensure that all new housing affordable to low and moderate income households will be built to improve the appearance, quality, and safety of the neighborhood. There are many fine examples of that already in existence. It is our recommendation that oversight be provided so that all affordable housing enhances the quality of life in the neighborhood in which it is built and for the people who will live in the housing.

We also encourage you to provide funding for the preservation of affordable housing---and for the renovation of affordable housing if it is substandard. In East Portland there are a number of multi-family housing complexes---many of which are affordable to low-income people. Consideration should be given to ensuring that these complexes remain affordable to low-income households and that they are maintained in a manner which results in enhancements to the residents as well as to the local neighborhoods. When

new housing is being considered, planning should be coordinated with local school districts, routes (existing and proposed) for public transportation, and access to shopping and other neighborhood amenities.

(2) Economic Opportunities

It is our recommendation that federal resources be used to promote key opportunity sites for economic development. We believe that East Portland, as well as many other areas in Multnomah County, requires new industry to promote economic growth and to create more living wage jobs that provide self sufficiency for citizens. In the use of federal resources, we support the prioritization of land acquisition for recruitment of new industries to an area---especially if that industry will bring living wage jobs. We would also support the use of funds to promote small and/or independent businesses which are neighborhood based. Workshops on business development and micro-enterprise are likely to stimulate this type of economic revitalization of neighborhoods. Stimulating neighborhood commercial sites---and revitalizing vacant commercial areas---is also a priority. Where federal resources are available, we encourage the promotion of workforce training and other types of training which will result in unemployed and under-employed neighborhood residents being able to obtain and retain living wage jobs.

(3) Homeless and people with Special Needs

The demographics of East Portland have changed markedly over the last ten years. Racial, ethnic and cultural diversity has increased---which offers richness and exciting opportunities. At the same time, there has been a shift in the location of people in poverty in Multnomah County. We recognize that an increasingly large number of economically disadvantaged households have come to East Portland and East Multnomah County. We encourage you to ensure that the distribution of resources to serve homeless people, people living in poverty (with incomes below 30% of the area median income) and people with special needs are allocated fairly and objectively. The most "up to date" data possible should be used. Funds should be divided so that areas with the highest number of economically disadvantaged households receive the largest share of funding. Funds should be allocated in proportion to need for people with special needs. In addition, school districts with higher numbers of children receiving free and reduced lunch (and higher numbers of homeless children) should receive additional funding for SUN School activities and similar programs.

Please feel free to address any questions regarding the East Portland Action Plan---and the recommendations in this letter to: Lore Wintergreen, the EPAP Advocate, who will see that you are connected to the most appropriate representative.

Thank you for the opportunity to provide this feedback.

Rev. Brian Heron

Arlene Kimura
Co-chairs of the East Portland Action Plan Committee

EAST PORTLAND ACTION PLAN

East Portland Neighborhood Office 1017 NE 117th Ave. Portland, OR 97220
503.823.4035 or lore.wintergreen@ci.portland.or.us

Public Comment

Swisshelm, Bryan

From: Bobby Weinstock [bobbyw@nwpilotproject.org]
Sent: Monday, November 23, 2009 5:01 PM
To: Swisshelm, Bryan
Cc: Kaye, Beth
Subject: Residents with No Income

Dear Bryan:

Some of the most needy and most difficult homeless residents to serve are those with no income. Almost 30% of seniors over 55 years of age seeking our services at NWPP are zero income at intake. These residents have either exhausted or are ineligible for unemployment benefits or are disabled and waiting for years for approval for social security disability benefits. In 2004, the State of Oregon eliminated its General Assistance program which provided income and health insurance to disabled adults with no income. Social Security benefits often do not begin until 65 years of age.

We're hopeful the Consolidated Plan will recognize the great need and many obstacles of the zero income homeless resident. The following activities would be of great help to this no income group:

- 1) Job programs for those who are employable
- 2) For those who are disabled:
 - a) Advocacy to reinstate the State of Oregon's General Assistance Program
 - b) Expansion of services like the BEST Team which assist with qualification for social security benefits
 - c) Ensuring gross rents in PSH units are set below the value of the Section 8 payment standard. This would be a PSH ceiling for rent and utilities below \$585 for a studio and \$720 for a one-bedroom.

Appreciatively,

Bobby Weinstock
Northwest Pilot Project

Swisshelm, Bryan

From: Stephen Pettengill [pettengirl@hotmail.com]
Sent: Monday, November 30, 2009 4:45 PM
To: Swisshelm, Bryan
Subject: Re; Con PLaN input

To All,
Thanks for taking input.

I have an Interdisciplinary degree in gerontology, some grad work in housing for elders, and experience with community living. Landscape architecture is my expertise. I also have a disability, with it's inherent awareness... enough about me.

While the physical challenges (accessibility, etc.) are real and need attention, the psycho-social needs of elders are not sufficiently addressed or understood.

Issues involving immigration, minorities, and the diversity of older persons in our community demand a more holistic approach, i.e., the BIG picture. What is an appropriate, engaging, even therapeutic environment for elders... AND their families? An ideal environment/community is inter-generational, and the elements of community space should have a healthy (nature-based) universal appeal to members of all ages.

We can learn a lot from other cultures that have simpler, but more inclusive lifestyles. To achieve this goal, we will have to think outside the box, the car-centric culture, and design housing to fit our psycho-social needs. Surely the current economic framework and medical bias are problematic; but we need to be able to first articulate what is an ideal lifestyle, and what is an ideal environment. Then we take the steps to manifest it. Hint; Sometimes we need to UNlearn in order to learn.

The challenges are many, but lets not let our lack of imagination be one of them. As Hillman states, '...age brings more imagination, where the literal world is not so dominant'.

I'd be happy to assist in helping design this vision of the future.

Stephen Pettengill
503 305 6308
Cell 503 748 1423

Bing brings you maps, menus, and reviews organized in one place. [Try it now.](#)

Public Comment

Swisshelm, Bryan

From: Shannon Singleton [Shannon.Singleton@usw.salvationarmy.org]
Sent: Wednesday, December 02, 2009 9:06 AM
To: Swisshelm, Bryan
Subject: ConPlan Comments

Hello! I work at The Salvation Army Female Emergency Shelter (SAFES) where we serve single, adult women who are homeless in a low barrier, Housing First model. We are seeing the need for more affordable housing units. We have 50 beds, and a waitlist that averages 150 women each week. While more shelter space would solve the immediate need, the reality is that the shelter will remain full until we have units that women can truly afford. Many people who are homeless are on fixed SSI/SSDI incomes of \$674 per month. With "affordable" housing units costing upward of 80 percent of people's income, I do not see how women are expected to become "self-sufficient". Please, consider the production of more affordable units, as well as equal access to these units throughout the community. In addition there needs to be a balance of housing that is drug and alcohol free, as well as those for people who may be still using and working with Housing First agencies.

Thank you for your time!

Shannon Singleton
SAFE Shelter
Director
503-227-0810 extension 204

"Empowering Women to Move from Homelessness to Housing"

