

AUTHORIZE LEASE OF TERMINAL 1 FOR A TEMPORARY MASS SHELTERIF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (PRINT)	ADDRESS AND ZIP CODE (Optional)	Email (Optional)
✓ Harriett Heisey	15723 N.E. Seasideplace bl. 97230	
✓ Kathryn Anderson	2019 N.E. 167 th PL 97230	
✓ Kimberly Eng	1746 NW Riverscape 97209	
✓ Rob Curtis	1730 NW RIVERSCAPE ST 97209	
✓✓ Melissa Sita Jaffe	2010 NW FRONT AVE. 97209	missblythe@gmail.com
✓ PAUL EDDOLLS	1710 NW RIVERSCAPE ST, 97209	PAUL.EDDOLLS@CAROL.COM
✓ BRIAN LYNCH	1726 NW RIVERSCAPE ST 97209	blynch1964@hotmail
✓ DAVE HOOFF	PACIFICA	
✓ Amy Hoffmann	Riverscape St	
✓ Steve Parris	1742 NW Riverscape Street	steve.parris@gmail.com
✓ STUART EMMONS	2336 SW OSAGE SOS 97205	stuart@stuartemmons.com

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✓ REE KAARHUS	BOOTS ON THE GROUND PDX	@ GMAIL.COM
✓ RICH RODGERS	7011 SE 42ND AVE. PDX 97206	R.R.RODGERS@GMAIL.COM
✓ Pete Hybertsen	97214	
Udo Erdelyi	97227	
✓ Bill Russell		
✓ Ibrahim Mubarak		
Dr. Ann Meyers		
✓ AVERY Hutchins		
✓ Alicia A Fuchs		
✓ Désirée Rose	Hazelnut Grove	desiree17754@gmail.com
✓ Lee Nouak	97239	InovateForeproperty.com

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Email (Optional)

Stephen Gomez	429 N. SHAW ST. Portland	
✓ Tom CODY	2359 NW OXBOW ST.	TOM@PROSPECTPDX.COM
BRIAN FAHERTY	2181 NW Nicolai St.	
✓ Ptery LIGHT	Hazelnut Grove	
✓ Valid Brown	Portland OR 97225	
✓ Joe Will	_____	_____
✓ Light my World, PDX	_____	_____
✓ Linda S	_____	_____
Susan Golden	2005 NE 13th Ave	
Wayne Wignes	_____	wwignes@pdx.edu
spoke ✓ DAVE HOOFF		mdhooff@gmail.com

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Email (Optional)

✓ Elspeth Tanguay-Kos	6035 SE Reed College Place, 97202	etanguaykos@gmail.com
✓ MISTER RANSOM L. Eng	heaven	_____
✓ Charles JOHNSON	on file	503-jew@gmail.
✓ John Jenson John Jenson	IBEW	john@ibew48.com
✓ Sue Pritzker	91516 NW Thurman & Childpeace Martessori School	sue@childpeace.org
✓ MIKE Withey	_____	_____
see p 2 ⑤ ✓ Ibrahim Nubarals	4635 NE Garfield	
⑤ ✓ Chloe Eudaly	4018 W Kirby Ave Portland, OR 97227	
Adam Havens		achavens@comcast.net
Spoke ✓ Scott Maclean	625 SE Andrews Place Portland Ore	Scott.maclea@colliers.com
PPT ✓ JIM HOWELL		JIMHOWELL85@HOTMAIL.COM

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✓	Bob Sallinger	Audubon.	bsallinger@audubonportland.org
✓	Bob + Sally Auguston		
✓	Andre Baugh	NE Portland	
✓	Zoe Huxtable	TPD	
NO	SARAH IANNARONE	Portland 97206	
✓	Beu Logan MACG	Portland 97239	
spoke	Allan Warman	PUB	
spoke	Kendra Smith	PUB	
✓	Marion Haynes	200 SW Market	
✓	MaryAnn Schwab	on record	
✓	Jessie Sponberg		

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Ikela Lowe	R2D2 4th 3 Burnside	
✓ Alec Horley		
NO John Brueggeman	1830 NW Riverside St	
Ikela Lowe	R2D2	
✓ Ted Timmons	NW Dist	
Peter Statick Industrial Real Estate Broker	Senior vice president, Partner Kiddler Mathews one SW Columbia St PDX	PStatwick@kiddlermathews.com
Doug Bennett	415 SW Alder St Apt 505 Portland	DougBennett@congregation-of-non-contradiction.org



MEMORANDUM

3.0 RECORD OF DECISION AND ORIGINAL SITE CLEANUP

Following the investigation, DEQ released a Record of Decision (ROD) and ROD Amendment requiring a cleanup of the Site and a Deed Restriction to be placed on the site limiting future land use. The requirements of the ROD are as follows:

- Removal of soil between 0 and 3 feet below ground surface (bgs) that did not meet Urban Residential Risk-Based Concentrations
- Removal of soil between 3 and 15 feet bgs that did not meet Construction Worker Risk-Based Concentrations
- Disposal of removed soil at a DEQ-approved location
- A Deed Restriction on the property requiring:
 - Notification to future owners and workers of the legacy contamination
 - Soil excavated below 3 feet bgs to be managed under a DEQ-approved Soil Management Plan
 - Soil placed 0 to 3 feet bgs to meet Urban Residential Risk-Based Concentrations
 - Future land use consistent with assumptions in the ROD (Urban Residential use)
- Preparation of a Soil Management and Contingency Plan for any future excavation at the Site beyond 3 feet bgs

In 2003, the Port of Portland completed the cleanup actions required by the ROD. The Port removed 33,652 tons of contaminated soil from T1S. Portions of T1S were developed into urban residential buildings beginning in 2004.

4.0 ADDITIONAL CLEANUP ACTIONS COMPLETED BY FORE PRIOR TO PROPERTY BECOMING FIT FOR RESIDENTIAL USE.

In 2013, Fore began steps to acquire and develop Riverscape Lots 9 through 12 followed by Lots 1 and 8 in 2014. The following additional steps were completed:

- Thorough review of historical site soil and groundwater data and comparison to Risk-Based Concentrations (RBCs) (RBCs have changed since the ROD was published)
- Collection of additional subsurface soil data at depths of 5 to 25 feet bgs. Comparison of data to RBCs and Clean Fill values
- Development of a Soil Management Plan prescribing appropriate methods to characterize, manage, and dispose of contaminated soil during excavation for Site development
- Identification of and negotiations for an appropriate site to accept the soil scheduled for removal from the Site, in this case, the Port of Portland Troutdale Reynolds Industrial Park (TRIP).
- Obtain a Beneficial Use Determination through DEQ for placement of site soil at the TRIP site, including a lengthy application and 30 day public comment period.
- Excavation of approximately 77,900 cubic yards of soil with contamination above Urban Residential RBCs but below Occupational RBCs, and transfer of that soil to TRIP.



MEMORANDUM

- During excavation, soil was field screened daily by onsite observers and an environmental professional.
- Detailed reports of soil removal activities and observations were completed and submitted to DEQ and are now part of the public record at this site.

5.0 SUMMARY

In summation, Fore Property Company, DEQ, and the Port of Portland went to great lengths to assess the Site, to follow rules protective of human health and the environment, and to complete soil removal cleanup actions in order to meet those rules. The result is the remarkable transformation of a large parcel of industrial land: once undervalued due to legacy contamination, now a safe, trendy, riverfront community with a legacy of innovation.

August 10, 2016

Good Morning Mayor Hales and Commissioners.

My name is Beverly Logan. I'm a leader with Metropolitan Alliance for Common Good and a member of MACG's Housing Action Team. Thank you for the chance to speak today.

MACG leaders have testified before you many times on different issues. This past year or so we've spoken in this chamber on various affordable housing issues. Today you consider a question regarding our homeless communities, who find themselves at one extreme of the continuum of housing issues.

We understand that enough votes are pledged to approve the Terminal 1 property being used for up to 18 months to house hundreds of our homeless neighbors on an ostensibly temporary basis. If you do vote to approve that proposal, we want to state strongly on the record that we support this ONLY as a temporary step to address Portland's homelessness crisis.

We also want to express our serious concerns and ask for measures to ensure that it will in fact be temporary and transitional. I'm sure you share many of these concerns:

- We are concerned about the further displacement of homeless people with impending sweeps on the near horizon, that they have other places in which they may immediately situate themselves, especially as warm weather draws to an end.
- We are gravely concerned about the current crisis, but also concerned that any steps taken to address the crisis don't inadvertently lock in the crisis forever.
- We are concerned that pressure to find good solutions will diminish if the homeless are simply moved out of sight and consequently out of mind of the housed, our neighborhoods and the business community.
- We are concerned that public money spent on literally warehousing homeless people will not only maintain the status quo—for them and for our city—but that money will be diverted from providing true transitional and permanent affordable housing that is healthy, safe and secure.
- We are concerned that those who are most knowledgeable about the problems of homelessness and the solutions are opposed to the proposed long term project.
- We are concerned that the step you may approve today will be not a temporary measure to buy time for promising long-term solutions, but really a de facto first step toward a particular permanent project that may become inevitable once

today's step is taken—even though that project, requiring public funds, has not been properly vetted or approved by the public.

We appreciate any good intentions of Dame and Williams' in their response to the burgeoning homeless population. We also appreciate the distress of neighborhoods feeling encroached upon by encampments, especially when they happen to be among the neighborhoods already most distressed and under-resourced in our city. And we can appreciate the pressures you must feel to address the needs of those homeless, those neighborhoods, and the business and housing advocacy communities.

But we must appreciate most the needs of those people actually experiencing homelessness. From their long time advocates, we understand that the warehousing of homeless people tends only to lock them into warehousing, into continued homelessness.

We have not had nearly enough time to meaningfully understand or respond to the full proposed project envisioned by Dame and Williams. Until the community has had reasonable time to consider its long term implications, we ask for Council's commitment to ensure that what passes today is truly temporary.

- We ask that while appropriate services be provided at the Terminal 1 property, no permanent structural changes be implemented there.
- We ask and expect that you will develop further plans for permanent, sustainable, restorative solutions to our homelessness and affordable housing crises, and that those plans be responsive to public testimony, be accountable, and be transparent in all phases.
- We ask that the city make a report on T1 to the public and hold a public hearing at least every six months, 30 days prior to any renewal of this temporary use of Terminal 1.

MACG looks forward to working with you on solutions to the housing crisis that threatens the neighbors and the city we love.

Hi, my name is Avery Hutchins. I'm in 7th grade, and I'm a resident of the Riverscape community. The recent proposal to use Terminal 1 as a homeless shelter has me concerned for the safety of children and families in my neighborhood. Currently I'm able to ride my scooter down the boardwalk, play in common areas with my friends, and wait for the school bus in the morning. I worry that if the homeless population in our neighborhood increases dramatically, I won't be able to do these fun things without an adult to keep me safe. There are kids of all ages where I live, and kids younger than me may not know better than to talk to strangers, which I imagine would be all over the neighborhood if Terminal 1 becomes a homeless shelter.

While I understand that is important to offer our homeless population alternatives to camping on the street, I urge the city to please consider a location that has lesser impact on an established community and on families. I used to live in the Pearl District. I had to move here because with the incredibly large homeless population there, I was not able to walk outside my condo building on my own. Cigarette Butts and shattered beer bottles on the sidewalks didn't exactly scream "safety." To have to move *again* for the same reason would be sad and difficult for me and my family.



Comments to the Portland City Council
August 10, 2016

37225

“The public expects government to work together to find solutions, to rise above excuses and jurisdictional barriers.”

Multnomah County Chair Deborah Kafoury
July 6, 2016

Commissioner Dan Saltzman and developer Homer Williams have suggested Terminal 1 as a site for temporary homeless shelter. We appreciate their dedication to finding a solution to meet the shortage of homeless shelters without serious impact on neighborhoods, and believe a co-facility exists in Rivergate at the unused Wapato Jail. Currently, the Joint Office of Homeless Services, established by the City of Portland and Multnomah County, has yet to offer a coordinated shelter program to screen, treat, employ and transition homeless into housing and self-sufficiency. We believe Wapato, along with Terminal 1, can be modeled after a successful program in Fort Lyon, Colorado (www.colorado.gov).

An editorial in the August 4th issue of the Portland Tribune says, “If the city is looking for an unused building that would require very few modifications, it should push the Multnomah County Commission to free up space in the mothballed Wapato Jail.” Sadly, Multnomah County Chair Deborah Kafoury refuses to consider Wapato as a temporary shelter, despite the abundant resources it offers (i.e. 525 beds, adequate toilets and showers, drug/alcohol treatment, medical and dental clinics, commercial kitchen and laundry, large common spaces, library and computer lab, dog kennel, etc.). We take issue with Chair Kafoury’s assertion that Wapato is unsuitable. She has cited six reasons to justify the exclusion of Wapato during Portland’s homeless crisis and we debunk them here:

1. **Financing Restrictions** – Wapato is county-owned and its use would fulfill a public need, as defined by the bond measure used to build it. The tax exempt bonds “carry significant penalties if the facility is deemed to be used for private purposes prior to bonds being repaid” (Mult. Co. R.P.I. for Wapato 2014). State bond repayment is slated for 2029 and County repayment for October 1, 2016. Staff Wapato with County employees, contract with a non-profit to run it, or a combination of both. Problem solved.
2. **Operating Costs** – On July 7, Mark Jolin told neighbors of the Hansen building that the City/County homeless office has \$31.2 million to serve 1,100 beds for this fiscal year, or \$24,109 per bed after 15% is removed for administrative costs. This equates to \$12,657,273 to operate Wapato at its 525-bed capacity, with more available for camping on the 18 acres of landscaped grounds.

On July 6. Kafoury stated the 200-bed Hansen building would cost \$1.3 million annually with a staff of 12 (\$6,500 per bed). If using the \$6,500 figure per bed, Wapato could be run with a budget of \$3,412,500. Wapato doesn’t need money spent on building bathrooms, fire sprinkler systems, fire escapes, bunk beds, etc. unlike the Hansen building and all of the 124 sites on the City/County’s Potential Property List. Wapato’s size also enables the City/County to eliminate the cost of three to four planned shelters around the region, if camping is allowed in addition to the 525 beds.

Similarly, the state of Colorado spends \$3.5 million to operate the Fort Lyon Supportive Residential Community, a 300-bed facility in a former jail built in 1867. Fort Lyon offers food, housing and on-site educational and vocational training along with treatment for mental health and drug/alcohol addiction. Residents choose between a 12 or 24-month program. Since opening in 2013, Fort Lyon has served 568 residents with 207 of those moved into transitional housing and 116 into permanent housing and employment. The cost is \$19,825 per resident, per year. Interestingly, Fort Lyon cost the Colorado Department of Corrections \$19 million per year to run the facility as a jail. Problem solved.

3. **Land Use Compatibility** – Use of Wapato can be justified under three recent zoning initiatives: a) the City’s “state of emergency” status for the lack of homeless housing; b) the opinion used to change zoning for the Right 2 Dream Too site from industrial use to one allowing a homeless rest area on the Central Eastside; and c) Mayor Hales’ proposed zone change to allow Homer Williams to build a shelter costing \$60 million at Terminal 1. Problem solved.
4. **Accessibility** – Wapato is served by Tri-Met bus #11 which connects to the MAX yellow line at Expo Center. Tri-Met recently announced plans to expand service on bus #11 so it runs more frequently, seven days per week. Tri-Met could also extend bus #75 Cesar Chavez/Lombard from its current terminus at Pier Park to Wapato’s front door. Wapato is just 2 miles farther from the Portland Building than the new shelter at the Hansen Building on NE 122nd, while four shelter sites on the Potential Property List in the Cully and East Columbia neighborhoods are just as far as Wapato. Problem solved.
5. **Access to Services** – Concentrate a core group of social service and medical providers at Wapato to make use of the medical, dental, and drug/alcohol treatments clinics. This is more efficient than using specialists’ time to shuttle between numerous shelters scattered over the Portland area. Use the large common spaces at Wapato for job training, interview practice, and job fairs with the more than 115 employers around the facility. Most of these large companies offer entry-level jobs in the manufacturing and service industries. Tri-Met also connects residents to classes at PCC and PSU. Problem solved.
6. **Fear of Warehousing Homeless** – Use Wapato as a **temporary** homeless housing, like Colorado’s Fort Lyon, by maximizing services at the facility to get people into jobs and permanent housing:
 - **SCREEN** residents for needs: medical, mental, educational, etc. Give veterans, the aged, and infirm priority for services and permanent housing. Reserve shelters closer to schools for families with children.
 - **TREAT** needs via coordinated team of medical and social service providers. Refer extreme medical or mental health needs to regional hospitals. The new Holiday Park ER and treatment facility for 171 mental health beds will open by the end of the year for nearby support. Wapato could also be a site for OHSU medical interns and residents to help treat homeless.
 - **EMPLOY** residents with nearby businesses via social service outreach, job fairs, job training, etc. Several companies are currently advertising for help wanted on A-boards.
 - **TRANSITION** to permanent housing once residents have jobs. Use savings from the elimination of multiple shelters and devote this to additional affordable housing, giving service providers a “bank” of housing options to meet residents’ needs. Problem solved.

Use of Wapato in this manner has the benefit of offering multiple ways to track dollars spent and service provided, per the recommendations of Portland’s City Budget Office (article in Portland Mercury, Aug. 3). For example, compare Wapato to other existing shelters, such as the Hansen Building, and track:

- Length of residency before moving into permanent housing;
- Budget to maintain Wapato with resident help;
- Involvement in job training, interview practice, resume completion, job applications, etc.
- Success rate for employment;
- Success rate for completion of GED or additional coursework toward degrees;
- Numbers of people needing and receiving medical and/or dental care;
- Numbers of people needing and receiving drug or alcohol treatment;
- Number of people needing and receiving mental health services;
- Feedback from medical and social service providers about the quality of care in a coordinated model; and
- Feedback from residents about the quality of the facility and services offered to meet their needs.

We recognize this information constitutes an out-of-the-box solution, yet we firmly believe Wapato offers a safe, healthy, **temporary** environment for more of our region’s homeless population and the service providers who help them. Wapato enables the City and County to do what Chair Kafoury advocates: “work together to find solutions, to rise above excuses and jurisdictional barriers” in a place that guarantees easy access and care for our most vulnerable citizens.

Respectfully submitted,

Kathryn Anderson
503-329-1681

Harriett Heisey
503-477-8650



37225

August 10, 2016

923 TIME CERTAIN: 10:00 AM – Authorize lease of Terminal 1 from the Bureau of Environmental Services to the Portland Housing Bureau for use as a temporary mass shelter (Resolution introduced by Commissioner Saltzman) 1 hour requested for items 923-924

Mary Ann Schwab, Community Advocate

This all about process, reading today's Oregonian, City consent on homeless campus in the works, apparently the Mayor, and two Commissioners have already decided to go with a another fly-by-night private - public partnership — without vetting is simply unthinkable.

I am asking the Mayor and City Commissioners to consider three suggestions for Terminal 1 for 14 acres. This Multnomah County property owners is losing patience when the we get Tricked and the Developer gets Treated.

1. This Water Rate Payer — has a vested interest in Terminal 1 outcomes best meeting the needs of families living in the Pearl Neighborhood. Transferring the Deed over to Portland Public Schools to construct a elementary, middle and high school on Terminal 1. Demographic details will follow from the Lincoln High School Principal and Parents.
2. Let's bring the Land-Banking publicly owned properties issue back to the table for serious debate. Consider a long-term leasing agreement with Stage III Productions, LLC, who have petition signed by 1,400 Producers and Directors willing to set a film studio bringing work force jobs to the Portland. Katherine Wilson tells me Commissioner Fish has their proposal. She has been attempting to get the ears of PDC and PSC, mailing CD, March 13, 2015.
3. Time to increase these gold rush LCC investors and their developers Systems Development Charges to finance schools, parks, and sidewalks. I was shocked when counting the number of towers facing downtown in the Next Portland - Architecture and Development in PDX.

August 10, 2016

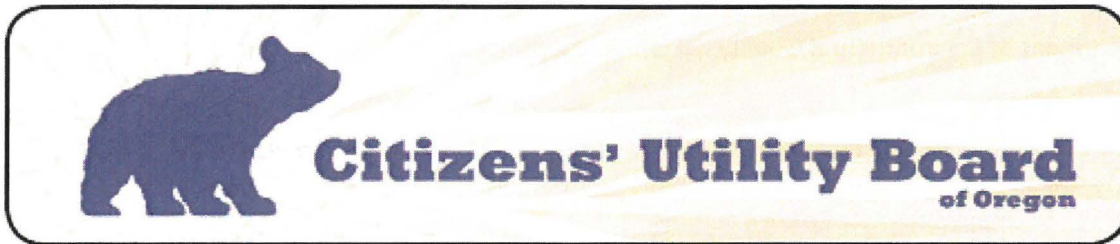
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610 SW Broadway, Suite 400, Portland OR 97205 | 503-227-1984 | www.oregoncub.org

To: Honorable Members of the Portland City Council
 From: Janice Thompson, Citizens' Utility Board of Oregon
 Re: Terminal 1

August 10, 2016

CUB supports the City Council taking action to address homelessness and affordable housing needs. However, CUB has grave concerns about the use of the Housing Emergency declaration in regard to the Terminal 1 site without the due diligence needed to protect the interests of Bureau of Environmental Services (BES) ratepayers or, for that matter, the interests of Portland taxpayers.

If BES land is rented to Portland Housing Bureau (PHB), or any other entity, the rental charge must reflect fair market rates. Given that the current rental revenue from a portion of the Terminal 1 site is \$26,200 per month, and indications are that the full lease value is over \$33,000 per month, the proposed \$10,000 per month rental to PHB in the resolution proposed as agenda item 923 is unacceptable to CUB since it is harmful to the interests of BES ratepayers. Indeed, accepting such a low rental rate seems like a violation of the fiduciary responsibility of the City Council to Portland's stormwater and sewer rate payers. CUB, therefore, wholeheartedly supports the proposed amendment to the resolution requiring the Office of Management and Finance to obtain a fair market monthly rental rate from an independent real estate broker.

CUB also supports the proposed amendment requiring that the BES Sewer Fund be reimbursed with general fund dollars, the reasonable costs incurred by BES in the marketing of Terminal 1, as well as possible future costs of BES oversight if Terminal 1 is used as a homeless shelter.

An important point that CUB wants to highlight is that the City Council authorized BES to begin implementation of the surplus property process for the Terminal 1 site and is now severely disrupting that property disposition process. We are concerned that adoption of the proposed resolution inappropriately undermines future use of the surplus property policy by BES, but also by any City bureau.

The deadline for BES to receive Terminal 1 bids is August 15. If adopted, the resolution under consideration will short circuit, quite late in the process, the two years of work BES has devoted to preparing for the sale of Terminal 1. While CUB would support postponing today's proposed actions until after the completion of the bid process, it seems to us that damage has already been done and that fewer and lower bids to the detriment of BES ratepayers is a likely result even if the bid process continues.

Regardless of completion of this step in the Terminal 1 bid process, damage to how BES is perceived as a potential future seller of surplus property seems likely to have already occurred and is of particular concern to CUB. More generally, however, the City Council should recognize the non-monetary consequences of such a dramatic deviation from the surplus property policy such as damaged relationships with brokers as well as increased likelihood of skepticism, and possibly lower bids, from potential future buyers of any surplus city property.

Another City Council action that merits attention in the current discussion is its recent adoption of the Comprehensive Plan that confirms the Industrial Sanctuary in the area where Terminal 1 is located and highlights a concern about a shortage of industrial land. Two related points:

1) The Terminal 1 site is zoned Heavy Industrial; and

2) The Department of Environmental Quality (DEQ) has evidently only certified that site for industrial uses.

CUB recognizes that one purpose of the Housing Emergency declaration is to allow the City Council to waive or reverse previous actions to facilitate steps to increase affordable housing options and address homelessness. Use of the Terminal 1 site, however, for either short-term or long-term shelter purposes requires significant course changes from previous City Council actions.

Of particular concern to CUB, however, is that such significant shifts away from previous Council directives undermines the property sale process to the detriment of BES ratepayers and that such changes are not justified given the lack of due diligence and absence of even basic evaluation of the feasibility of Terminal 1 for either a short-term or a long-term homeless shelter.

To be clear, CUB would have concerns about these proposed changes inappropriately and negatively affecting the interests of BES ratepayers even if due diligence steps had been taken. Taking actions likely to be detrimental to BES customers without such due diligence, however, is all the more troubling, particularly in an environment where legal action has already been taken regarding use of ratepayer dollars.

The ordinance proposed in agenda item 924 to authorize application for an Equitable Housing Planning and Development grant from Metro demonstrates this lack of due diligence. This evaluation of the Oregon Trail to Hope concept and its applicability in Portland is definitely valid, but it should be clear that the ordinance does not ensure such an evaluation. Rather, all that it recommends is to apply for an evaluation grant. In CUB's view, the proposed resolution in agenda item 923 to rent Terminal 1 to PHB before a thorough evaluation of the Oregon Trail to Hope concept is an egregious example of putting the cart before the horse.

CUB recognizes that the proposed resolution outlined in agenda item 923 merely facilitates PHB development of a homeless shelter for up to 18 months at the Terminal 1 site and does not mention the Oregon Trail to Hope concept. However, that resolution does not include even a basic discussion of necessary site improvements for a short-term homeless shelter, indicating another cart-before-the-horse situation.

CUB anticipates learning about the important features of a shelter from homeless community members and advocates. Even without that essential input, however, CUB argues that inadequate water service and absence of sewer service at the Terminal 1 site represent an immediate problem. It seems highly likely that providing even these basic services will require significant investment by PHB for even a short-term shelter. It also seems likely that such an investment could inappropriately skew evaluation of the wisdom of a long term Oregon Trail to Hope facility along the lines of "we should site a long term shelter at Terminal 1 since we've made significant investment there for a short-term shelter."

These dynamics related to the use of Terminal 1, even for a short-term shelter, raise serious concerns about the wisdom of the proposed City Council action that upends completion by BES of its Council authorized sale of surplus property and reverses Council adopted zoning and Comprehensive plan provisions. CUB supports the proposed amendments to the lease agreement since they begin to mitigate these concerns, but believes stronger steps are warranted to protect the interests of BES ratepayers.

In addition, it seems prudent to determine if the Housing Emergency resolution allows disregarding the current DEQ certification allowing only industrial uses at the Terminal 1 site.

To summarize, CUB's firm recommendation is that if the sale of Terminal 1 is halted, BES should rent that site to PHB at a fair market rate. The proposed \$10,000 rent is not acceptable. CUB also supports the proposed amendments to the lease agreement and resolution. More broadly, CUB feels that BES ratepayers are not served by adoption of these proposals that represent dramatic reversals of previous City Council decisions and halt the sale of Terminal 1, especially since the proposals before you have not been subject to even the most basic due diligence steps.

Good Morning. For the record, my name is Don Mazziotti and I am here to urge the Council to approve, without amendment, the two proposals put forward by Commissioner Saltzman on the subject to Terminal ! and the use of that land and structure as a pilot shelter and service center to accommodate 400 houseless persons in Portland.

I have been working with Homer Williams, Dike Dame, Matt Brown and dozens of community organizations and leaders, seeking to develop the facilities necessary to accommodate 400 or the more than 1800 unsheltered persons in Portland tonight and into the winter.

I have had the privilege of serving as Portland's economic development director, Chief Planner and Director of the Portland Development Commission. I mention this because – during those many years of service – I was witness to the full range of challenges facing our community. I now can say, without hesitation, that the problem of houselessness, the very serious lack of affordable housing and the continuing rise in housing costs and options within the city are forces which, themselves, will cause a continued increase in the number of persons experiencing homelessness. For me, this is, by far, the greatest human and humanitarian crisis our community has faced.

Beyond Vanport. Beyond the storms of 1968. Beyond the several very serious recessions. Beyond the deterioration of downtown in the 60's.

The proposals before you today will form three benchmarks for the city: (1) it will house and, on a voluntary basis, treat 400 unsheltered people; (2) it will make a major dent in the magnitude of the houseless population; and (3) it will provide the basis for our rediscovery of a public /private partnership. This last point is of great importance.

Page Two

We are actively seeking to demonstrate the power and conscience of the private sector. We are seeking to a return to a time when private sector leaders – Louie Shurzer, Don Frisbee, Glen Jackson, Dennis Lindsay, John Gray and many others joined with this Council to attack major issues and do so with their money and their hard work – with this Council.

The principal objection to our proposal which I have heard is that it will cause us to lose 12-14 acres of industrial land. The Economic Opportunity Analysis develop in June of this year points out that we will regain nearly 50 acres through implementation of a series of actions the Council can take which are relatively modest an in-reach.

When compared to the compelling necessity to house the houseless on a site immediately bordering the Pearl District. People who need our attention, self-enhance and the ability to regain empowerment and management of their lives.

I entreat the Council to adopt – in partnership with the county – a point-of-view which, to coin a phrase, “A city must be judged by the way it treats its’ houseless, those without homes or the means to regain the dignity, health and shelter most of us enjoy.”



August 9, 2016

TO: Portland City Council

RE: Oregon Trail of Hope

Honorable Members of the City Council:

I write to ask for your support of proposed lease of the city's T-1 parcel to the Oregon Trail of Hope project. As a group of nearly 150 emergency physicians, the doctors of Northwest Acute Care Specialists care for over 270,000 Portland area patients each year in the Legacy Health emergency rooms and acute care settings. Far too many of our patients are homeless. While we are adept at addressing the urgent medical needs of these patients in the ER, solutions to the chronic social and cultural needs of this complex population remain elusive. The recent landmark report by the Enterprise Institute on the clear association between homeless and healthcare highlights how and why efforts should be focused on this growing crisis. We see the Oregon Trail of Hope project as a unique opportunity to engage the wider medical community in developing a scalable and sustainable solution.

The vision of the Oregon Trail for Hope offers an additive and collaborative solution within the context of existing services and resources, just as the new Unity project will co-locate and coordinate disparate social and behavioral health services. Medical facilities in the initial phase would appropriately focus on recuperative care, emergency triage and care coordination. In future phases of the project we envision building out clinical space for direct acute and primary care to offer targeted solutions and to expand the existing network of integrated resources.

The homeless of Portland need and deserve our full attention. Their needs are complex and no one expects easy solutions. Rather than isolate and sequester this group, the Oregon Trail of Hope project will offer integrated and intensive services to truly support them. The scale and scope of this project will have an immediate and palpable impact on our communities. As emergency physicians we see first hand the realities of our failed and fragmented system. We believe this project is an essential piece to addressing the current crisis in a meaningful way and collaborating on long-term regional solutions. I urge you to support the proposal and grant the lease for Phase I of the Oregon Trail of Hope project. We're excited to get started.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Bissell", written over a horizontal line.

Daniel Bissell, MD
President & CEO
Northwest Acute Care Specialists, PC

Moore-Love, Karla

From: Gemo Wong <gemow@mac.com>
Sent: Tuesday, August 09, 2016 2:16 PM
To: Council Clerk – Testimony
Subject: [User Approved] Fwd: Terminal 1 Opposing Email Testimony, Aug 10th Agenda

Begin forwarded message:

From: Gemo Wong <gemow@me.com>
Date: August 09, 2016 1:47:44 PM
To: "mayorhales@portlandoregon.gov <mayorhales@portlandoregon.gov>, Nick@portlandoregon.gov <Nick@portlandoregon.gov>, amanda@portlandoregon.gov <amanda@portlandoregon.gov>, novick@portlandoregon.gov <novick@portlandoregon.gov>, dan@portlandoregon.gov <dan@portlandoregon.gov>, mayorcharliehales@portlandoregon.gov <mayorcharliehales@portlandoregon.gov>, cctestimony@portlandoregon.gov <cctestimony@portlandoregon.gov>, ted@tedwheeler.com" <ted@tedwheeler.com>
Subject: Terminal 1 Opposing Email Testimony, Aug 10th Agenda

Dear Mayor Hales & City Commissioners:

We are writing to you in regards to the proposed homeless shelter at 2400 NW Front Ave, Terminal 1 North. My husband and I are residents at 1746 NW Riverscape, less than 1 block from the proposed site. As lifelong Portland residents, we are deeply concerned about this site as a temporary or long term solution for the housing crisis in our city.

- **The Industrial District is a Thriving & Growing Community:** We are a diverse, vibrant, bustling, and growing community. The Waterfront is our front yard & the city is our playground. We are young married couples, families with children, retirees, gay, straight, and single. This area is growing with new businesses and housing developments arising. This is one of Portland's up and coming areas, attracting new residents to the city core.
- **Safety for the Homeless Population:** We are concerned for the vulnerability of our homeless residents. As long term residents, we've seen a homeless man get hit on the railroad tracks, had transients walk our front yard with knives, discovered rifles in nearby campsites, and are often witness to frequent suicide

attempts on the Fremont Bridge. Many of our homeless residents are victims of domestic violence, abuse, and addictions. And according to the Office of National Drug Control Policy, approximately 30% of people experiencing homelessness have a serious mental illness and around two thirds have a primary substance use disorder or other chronic condition. DEQ has stated the land is not fit for residential use and in 2004 required the Port of Portland to clean up contamination from years of industrial use. This industrial location near a railroad track and the Willamette River is not fit for the mentally unstable.

- **Safety for our Families & Children:** This is a thriving family community and we fear for the safety of our neighbors. The Willamette River is our front yard. I jog alone along the waterfront most mornings and many months out of the year it is dark. When there was a high concentration of homelessness under the Steele Bridge I felt extremely unsafe and witnessed drug trafficking, needles and saw what appeared to be stolen items. I stopped running and felt robbed of my joy and passion. Additionally, Terminal 1 is located ¼ mile from the Montessori Preschool, where children aged 15 months to 5 years learn and play daily. The San Antonio Haven for Hope property saw 1887 police calls in its first 2 years of operation attributed to criminal activity. According to Koin news and a quote from May of 2016 by Daryl Turner, Portland is at the lowest police levels since 1993 and calls staffing levels “catastrophic.” Our understanding is Portland is losing about 87 officers per year and only hiring 27. We are not confident the City of Portland is equipped to provide safety or respond to this high potential crime to protect our families, children, neighbors and schools.
- **Warehousing is not an equitable solution:** As a compassionate city, Portland is about inclusiveness for our most vulnerable. Locating our homeless residents at Terminal 1 will isolate and leave them with minimal public transportation or access to services. Many of our homeless citizens have suffered domestic violence, abuse, mental illness or addiction. The need for service is critical to get them integrated into the Portland community. There is very minimal connection to the city to receive these critical services. Additionally, Terminal 1 is unfit for residents. It does not offer sanitation, water, or facilities. This is an inhumane and uncompassionate solution for people in desperate need.

- **San Antonio Texas Haven for Hope is not a model for Portland.** Portland is a compassionate and inclusive community. This loving attitude is part of our DNA. We propose Portland seek alternative and equally distributed, serviceable, connected sites with residential facilities in areas that are meant to house people providing safer and more sustainable solutions for our vulnerable people. With downtown Portland property values at an all-time high, we would suggest selling the property and using the proceeds to provide middle income jobs and affordable housing solutions for all.

We absolutely love our city. And we sincerely empathize with the housing crisis we all face. Let's work to find solutions together.

Sincerely,

Gemo Wong

2184 NW 16th Ave

Portland, OR 97209

References:

<http://www.samhsa.gov/homelessness-housing>

<http://www.ksat.com/news/sapd-officers-responded-to-haven-for-hope-1877-times-in-2-year-period>

<http://koin.com/2016/05/16/portland-police-staffing-levels-catastrophic/>

<http://koin.com/2016/08/04/condo-owners-oppose-terminal-1-homeless-shelter/>

Moore-Love, Karla

From: Vanessa Preston <vanessapreston10@gmail.com>
Sent: Wednesday, August 10, 2016 8:25 AM
To: Council Clerk – Testimony
Subject: NO on housing the homeless at T1

I am urging you to vote NO ON WAREHOUSING THE HOMELESS AT Terminal 1.

Clearly the city needs a solution to help the homeless in need of housing.

Warehousing them in one facility is NOT a solution.

1. It is isolating to them. Integrating is a better solution.
2. It is NOT equitable. This is a city-wide problem. Sweeping the streets of downtown clean of the homeless, and "dumping" them in the front yard of someone else is just WRONG.

As a business owner, resident, taxpayer, and voter in Northwest Portland; I am urging you to VOTE AGAINST this short-term TEXAS IDEA that will not be a long-term PORTLAND SOLUTION to a humane issue.

Vanessa Preston

Moore-Love, Karla

From: Daniel Valliere <DValliere@reachcdc.org>
Sent: Wednesday, August 10, 2016 6:30 AM
To: Moore-Love, Karla
Subject: Written comment on Terminal One lease proposal
Attachments: Terminal One comment.pdf

I am unable to attend Council session today. I have attached my comment on the Terminal One proposal scheduled for 10am.

Dan Valliere
REACH



A healthy community begins at home

August 10, 2016

Portland City Council
Mayor Charlie Hales
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Steve Novick
Commissioner Dan Saltzman

RE: Terminal One Proposal

Dear Commissioners:

Housing is a vexing issue given the sheer size of the housing market, the diversity of un-met affordable housing needs within the market, and the comparatively small amount of public investment in affordable housing.

So any efforts to leverage private resources to create housing opportunities are to be commended. Homer Williams' proposal for a homeless services campus funded through private philanthropy is due careful consideration. *However, the proposed scale and location of this project at Terminal One is problematic based on my experiences developing housing.*

Housing developments, be they permanent, transitional or temporary, need to be connected to the surrounding community and not isolated. And this is especially important for a large scale industrial site like Terminal One. For example, industrial land in South Waterfront was transformed into a thriving residential community as a result of a long-term planning process. The long-term planning for the area around Terminal One has upheld its highest and best use as an industrial site. If this is to be changed, a more deliberate process is needed to ensure that any housing built at a site this large is part of a broader community plan that encompasses both shelter and permanent housing solutions. Otherwise, I fear the result will be an isolated and failed project.

Respectfully,

A handwritten signature in blue ink, appearing to read "Dan Valliere", is written over a light blue horizontal line.

Dan Valliere
CEO, REACH Community Development

Moore-Love, Karla

From: Joanne Bruno <joannembruno@msn.com>
Sent: Wednesday, August 10, 2016 1:37 AM
To: mayorchariehales@portlandoregon.gov; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Council Clerk – Testimony; Mair Blatt
Subject: Terminal 1 proposed homeless camp

Mayor Hales and Portland City Councilors:

I support my NorthWest Industrial Neighbors by opposing the proposal before the City Council to move over 400 homeless individuals into a warehouse facility at Terminal 1.

Placing that many individuals with so many social problems in one location, a warehouse, is simply said, warehousing people in an inhumane setting. This seems like an effort to merely move the homeless off the streets rather than to actually help them. Moreover, 400+ people who are in need of many kinds of social services in one location is overwhelming to the neighborhood. Rather than concentrating large numbers of homeless individuals in one area of our city, smaller groups could be more easily integrated within multiple neighborhoods into smaller housing units.

The setting of Terminal 1 is isolated from many social services and there is not adequate public transportation to allow individuals to get to the needed social services.

We must think about the long term. What will be a more humane, safe, economical, sustainable and successful solution to move people from homeless to home? It is not a warehouse!

Joanne Bruno

Moore-Love, Karla

From: Justin Jelen <jrjelen@yahoo.com>
Sent: Tuesday, August 09, 2016 11:40 PM
To: Mair Blatt
Cc: Council Clerk – Testimony
Subject: Re: Letters to the city

Mayor Hales, Commissioners Saltzman, Fish, Fritz, and Novick—

I am writing to let you all know my strong opposition to the proposed homeless camp at Terminal 1 in Northwest Portland for a multitude of reasons.

The safety of the homeless folks should be at the utmost importance. They are the ones who will be directly affected by this project, which has only been deemed a temporary solution. Housing, even temporarily, human beings in a warehouse setting is simply not right. This is an industrial site not fit for human habitation because of many environmental, public health, and infrastructure issues.

The safety of the Northwest waterfront neighborhood is another important factor. It is a beautiful neighborhood on the riverfront that is quickly developing, and it is full of children, dogs, families, and local small businesses, including a Montessori school in walking distance from Terminal 1. Do you think families and kids would feel safe while waiting for the bus in the morning just blocks from this site? Surely the individuals from Terminal 1 would not steer clear of local riverfront, houses, and businesses under six blocks from Terminal 1. Again, the safety of the homeless would be in jeopardy as there is open access to a railroad and obviously open access to the river right by Terminal 1. These factors have certainly not been properly thought through.

Third, this site is currently awaiting multiple offers for sale. Some of the offers are believed to bring approximately \$10-\$15 million water and sewer rate payers. Also, this would free up the site to create a living wage jobs. It would be fiscally irresponsible to usurp this process.

On that note, why is this decision being so rushed without any due diligence or public process. No one seems to be supporting this other than Homer Williams. This decision seems extremely rushed and reckless, as there are other possible sites that seem suitable. Why are we not considering Wapato? This is a totally unused county owned site built for human habitation that is much more viable for a short-term solution as well as part of the long term comprehensive solution.

I am unable to be at the Wednesday Council meeting in person, I hope some of these views are represented. I desperately wish I could be there but will have work allegations. Please re-think this decision and let's all find a better solution to the homeless issue in Portland over a warehouse setting at Terminal 1.

Thank you for your time and service to the wonderful City of Portland,

Lauren Ennis

Dr. Justin Jelen, DC, ART
 Hosmer Chiropractic Health
 1030 NW Marshall St.
 Portland, Oregon 97209
 503.227.2279
<http://hosmerchiropractic.com>



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On Tuesday, August 9, 2016 10:25 AM, Mair Blatt <mairblatt@gmail.com> wrote:

Hello, Thank you for attending last nights meeting. I am following up to ask if you *have* sent a letter to the city council about Terminal 1, can you please consider sending me a copy. We are trying to compile a large stack of letters for tomorrow mornings meeting. Yours would be appreciated and so helpful!

If you *have not* written on can you try to do that today?

If you are busy and need it sent I can do that for you if you email it to me.

If you don't know what to say, just say you oppose it. That alone is something.

Thank you for caring about our community and surrounding area!

Mair Blatt
1684 NW Riverscape Street
Portland, OR 97209
503 708-9263

cctestimony@portlandoregon.gov

novick@portlandoregon.gov

Amanda@portlandoregon.gov

nick@portlandoregon.gov

dan@portlandoregon.gov

mayorcharliehales@portlandoregon.gov

Moore-Love, Karla

From: Justin Jelen <jrjelen@yahoo.com>
Sent: Tuesday, August 09, 2016 11:33 PM
To: Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick
Cc: Council Clerk – Testimony; mairblatt@gmail.com
Subject: [Approved Sender] I OPPOSE the Terminal 1 Proposed Homeless Camp

Mayor Hales, Commissioners Saltzman, Fish, Fritz, and Novick—

I am writing to let you all know my strong opposition to the proposed homeless camp at Terminal 1 in Northwest Portland for a multitude of reasons.

The safety of the homeless folks should be at the utmost importance. They are the ones who will be directly affected by this project, which has only been deemed a temporary solution. Housing, even temporarily, human beings in a warehouse setting is simply not right. This is an industrial site not fit for human habitation because of many environmental, public health, and infrastructure issues. Personally, before moving to Portland, I lived in New Orleans pre-, during, and post-Hurricane Katrina. Unexpectedly, the New Orleans Superdome was utilized for housing hundreds of residents of New Orleans and that quickly became a disaster inside, full of violence, illness, and sexual assault. The Superdome building is not fit for human habitation, even temporarily, and even with appropriate help inside the building. I know that is a drastic example, but we can all visualize what the Superdome look like during those times and we do not want Terminal 1 being anywhere close to that.

The safety of the Northwest waterfront neighborhood is another important factor. It is a beautiful neighborhood on the riverfront that is quickly developing, and it is full of children, dogs, families, and local small businesses, including a Montessori school in walking distance from Terminal 1. Do you think families and kids would feel safe while waiting for the bus in the morning just blocks from this site? Surely the individuals from Terminal 1 would not steer clear of local riverfront, houses, and businesses under six blocks from Terminal 1. Again, the safety of the homeless would be in jeopardy as there is open access to a railroad and obviously open access to the river right by Terminal 1. These factors have certainly not been properly thought through.

Third, this site is currently awaiting multiple offers for sale. Some of the offers are believed to bring approximately \$10-\$15 million water and sewer rate payers. Also, this would free up the site to create a living wage jobs. It would be fiscally irresponsible to usurp this process.

On that note, why is this decision being so rushed without any due diligence or public process. No one seems to be supporting this other than Homer Williams. This decision seems extremely rushed and reckless, as there are other possible sites that seem suitable. Why are we not considering Wapato? This is a totally unused county owned site built for human habitation that is much more viable for a short-term solution as well as part of the long term comprehensive solution.

I am unable to be at the Wednesday Council meeting in person, I hope some of these views are represented. I desperately wish I could be there but will have work allegations. **Please re-think this decision and let's all find a better solution to the homeless issue in Portland over a warehouse setting at Terminal 1.**

Thank you for your time and service to the wonderful City of Portland,

Justin Jelen

Dr. Justin Jelen, DC, ART
 Hosmer Chiropractic Health
 1030 NW Marshall St.
 Portland, Oregon 97209
 503.227.2279
<http://hosmerchiropractic.com>



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Moore-Love, Karla

From: tlandersmba@gmail.com
Sent: Tuesday, August 09, 2016 10:33 PM
To: Council Clerk – Testimony
Subject: Terminal One North Proposal Testimony

I strongly urge the council to vote against the Terminal One shelter proposal. It's a bad idea for many reasons:

1. The project it is being modeled on has not been successful - 1877 police calls to this "safe campus" over a 2-year period. 1877! Almost three a day. 318 disturbances involving weapons, 200 assaults. All that with no appreciable drop in homelessness in the greater San Antonio area.
2. The site hasn't been vetted - the city has reviewed dozens of sites over the past year, but not this one. Given the criteria that the city has been using, this site (had it even been reviewed) would already have been eliminated. How did it go from not being considered to being the ONLY suitable location so quickly without any vetting process?
3. The site is toxic - If the neighboring developments were required to spend millions on environmental cleanup before being deemed suitable for human inhabitants, how are we ignoring these same environmental concerns when it comes to the most vulnerable people in our city?
4. It hurts the city as a whole - Renting prime, industrial, riverfront real estate at a below market rate does not benefit our city's ratepayers. We need to try to generate jobs from the site, or failing that, we need to charge a fair market rate.
5. It neighbors a densely populated residential area as well as several schools - One neighborhood should not have to take on the brunt of our homelessness problem on its own, and a shelter of this magnitude should be nowhere near elementary age students.

In conclusion, this project doesn't benefit the city, the homeless, or the neighborhood it would be housed in. Who exactly does it benefit?

Sincerely,

Tom Landers

Moore-Love, Karla

From: Isa Broussard <ibb2@pdx.edu>
Sent: Tuesday, August 09, 2016 10:08 PM
To: Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick
Cc: Council Clerk – Testimony
Subject: Proposed Terminal 1 Homeless Facility

Dear Mayor Hales and members of the City Council:

Due to prior work commitments, I will be unable to attend the City Council meeting tomorrow on Wednesday August 10th, however I still wish to share with you my very **STRONG** opposition regarding the proposal to create a homeless shelter at Terminal 1.

I live in the Pacifica Tower at 1830 NW Riverscape Street, which is located next to Terminal 1 at 2400 NW Front Avenue. Furthermore, I am a Criminal Justice & Criminology Graduate Student at Portland State University, who studies the importance of integration and evidence-based practices on a frequent basis, including the growing concerns/issues surrounding Portland's homeless population, and with said I cannot express to you how strongly I disagree and advise against this proposal for a homeless shelter at Terminal 1 for the below reasons:

1. My primary objection to the Terminal 1 shelter proposal is that this site is legally designated for and most clearly appropriate for industrial use. Like other port cities in the Northwest, Portland has lost a tremendous amount of land to residential development which once hosted shipping and manufacturing. The new residential areas are nice (I live in one by choice) but for the health of our economy and to fight income inequality in Oregon by creating middle class jobs, sites like the remaining industrial acreage on Front Street must be preserved and redeveloped. This was the intent of the agreement when transferring this acreage to the City. Therefore, siting a shelter at Terminal 1 would violate that agreement and open the City to legal action from multiple parties (including qualified buyers who are lined up to bid on Terminal 1), as well as diminish essential job opportunities for the working class.
2. The proposed Terminal 1 shelter is also inappropriate for this neighborhood which is home to so many young families with small children, along with the schools, trails and parks they use. Over the last several years, the density of homeless sleeping in our area has increased and the situation has gone from quite tolerable to being a real security and health concern for us. Siting a shelter in our neighborhood will only make these problems severely worse.

We realize that homelessness is a problem within the City of Portland and that any comprehensive solution is going to require a residential facility. Along with many of our neighbors, we support the concept of converting the unused and vacant Wapato correctional facility to a shelter, with services on site and improved transport links. Some combination of city, county and charitable funds can surely be found to convert Wapato and cover operating expenses. Wapato is after all a residential facility built for human habitation, with a large capacity kitchen already, and does not have the Superfund level environmental liabilities which come with Terminal 1 (liabilities which are much more easily re-mediated for industrial use rather than for residential).

Thank you,

Isa Broussard & Family - Pacifica Residents

1830 NW Riverscape St. # 308

Portland, OR 97209

Moore-Love, Karla

From: thomas mclaughlin <tiddlemack@gmail.com>
Sent: Tuesday, August 09, 2016 9:53 PM
To: Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Council Clerk – Testimony
Subject: proposed terminal 1 homeless camp

IS THIS REALLY THE BEST OPTION FOR YOU??? THERE ARE SCHOOLS NEARBY, LOTS OF NEW HIGHER INCOME HOUSING WITH MORE ON THE WAY. DON'T YOU THINK ITS A HORRIBLE IDEA TO HAVE THE CAMP SO CLOSE TO NW PORTLAND? ALL THE CRIME AND DRUGS ITS GOING TO BRING IN A HIGH RENT DISTRICT??? WITH A MONTESSORI SCHOOL NEARBY?? HAVE YOU PEOPLE REALLY THOUGHT THIS THROUGH? ARE YOU TRYING TO PUT A FUCKING BAND-AID ON A MORTAL WOUND??? THIS IS YOUR CITY!!! MAKE A BETTER DECISION OR GET OFF THE BUSS!!! HELP THESE PEOPLE OU, BUT NOT BY COMPOUNDING THE PROBLEM!!!

SINCERELY,
A LIFETIME RESIDENT WHO CARES ABOUT
THIS CITY AND IT'S FUTURE.... DO THE RIGHT THING

Moore-Love, Karla

From: Martin Smilkstein <smilkste@gmail.com>
Sent: Tuesday, August 09, 2016 9:53 PM
To: Council Clerk – Testimony
Subject: Opposition to Terminal 1 homeless facility

August 9, 2016

For the record:

I'm writing to voice strong opposition to the current proposal to site a large centralized homeless shelter/resource facility at Terminal 1. My wife and I recently left our long-beloved house and purchased a home adjacent to the proposed site and that certainly contributes to my emotional opposition, but I'm also civic-minded enough to realize that my wishes should not guide city planning, and my unhappiness about the location does not drive my opposition. If it were the case that this proposal was sound, well-investigated, studied at length in comparison to other options, developed in transparent cooperation with all stakeholders, and found to be the best effective solution, I'd have to swallow my disappointment and support the idea.

This is clearly not the case. Instead, this quickly-developed, half-baked idea is clearly a response to the intense pressure on city government to show some definitive action, and the willingness to ram it through without a very lengthy deliberative process is a very, very bad idea. A major response to a longstanding problem of this complexity *demand*s a complex, carefully-developed, transparent analysis. Instead, with an opportunity to quickly make a deal to quickly hide publicly visible homelessness, the city appears willing to ignore all issues of fairness, not to mention the unstudied risks of safety and legality.

To simply disavow current zoning, development plans, and environmental concerns, and without careful analysis of public safety, transportation, and effectiveness is short-sighted and reveals failed leadership more interested in expediency than in honest-brokering of a real solution. Rolling out a "beta" plan and hoping it will work is not appropriate when so many lives are involved.

I've spent my professional career in service to the underserved and I understand the importance of compromise and sacrifice to solve these challenges, but you must not ask citizens to sacrifice by quickly accepting your possible solution-of-convenience as the answer to decades of failure to act. Do the analysis, compare other options in other locations, assess whether taxpayers might fund a better alternative, hold many (not one) town hall discussions, bring in proponents of the San Antonio plan, bring in witnesses to the failure of the Pier 80 experiment in San Francisco, etc, etc – then, if it is determined that Terminal 1 is the best, most effective plan, I can support it.

Sincerely,

37225

Martin Smilkstein, MD

1680 NW Riverscape St.

Portland

Moore-Love, Karla

From: Ben Priest <brp56@yahoo.com>
Sent: Tuesday, August 09, 2016 9:46 PM
To: Council Clerk – Testimony
Subject: Terminal 1 Shekter Siting

I am a little surprised at the hasty way the siting of a homeless shelter in the Terminal 1 location is being pushed to a vote, especially given that the funding discussed is on the order of \$100 million. Whether the funds are from public or private sources, they should not be squandered by choosing a bad site and pouring money into it. Is Terminal 1 really the best site? If it is the best site, why is the siting described as only temporary? I admit I have not compared it to all other potential sites, but have you or a task force done this comparison? If so, is there a rubric for scoring the potential sites? If so what is it and what are the results?

Issues I see with Terminal 1:

- Minimal public transportation (bus line 16 with infrequent service)
- Poor walkability
- Not DEQ-approved for human habitation
- Would require substantial outlay of capital to improve the physical plant
- Opportunity cost and real cost of not selling the land to a job-providing and property tax paying business

Is there an actual plan for how this shelter will operate? How are you going to provide?

- Medical services
- Mental health services
- Site Security
- Job counseling/training

What populations are you going to serve? Men? Women? Families? Veterans? Self-medicators? Drug-free?

I think this issue of homelessness and houseless needs our attention, but is this really the best we can do and the best use of available funds? I hope the answer is not yes, because these people deserve better.

Ben Priest
1740 NW Riverscape
Portland, OR 97209

Moore-Love, Karla

From: David Hooff <mdhooff@gmail.com>
Sent: Tuesday, August 09, 2016 9:31 PM
To: Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick
Cc: Council Clerk – Testimony
Attachments: City Council remarks for August 10th.docx

Thank you for considering the comments attached for the hearing on the T1N proposal.

M. David Hooff
mdhooff@gmail.com
503.318.6263
1830 NW Riverscape, Unit #202
Portland, OR 97209

City Council remarks for 8/10/16

Dear Mayor and Commissioners,

I was born in PDX , lived here most of my life and am proud to be a Portlander. Today I am here representing the 850 households created in the Riverscape neighborhood over the last 10 years that sit on the former T1S site.

I worked in Old Town for many years, am active in the community and volunteer at organizations that work with the homeless or near homeless. I know we need a safety net to help people get back on their feet and into housing.

These are long-term complex problems that require long-term comprehensive solutions. The proposal on the table today seems like a shot from the hip. This idea seems to have come from one person and all the due diligence and public process has been swept aside. I appreciate Mr. Williams willingness to share a big vision and it may have merit but this idea is far from being ready for implementation...short-term or long-term. One thing that is clear is that housing 400 people in one open building is a formula for extensive behavioral and public health problems. WHERE IS THE SUPPORT FOR THIS PROPOSAL?

Even if the Haven for Hope model were ultimately deemed viable, THIS IS THE WRONG SITE. This is an industrial site not fit for human habitation. The site has environmental issues, infrastructure issues, safety issues and security issues. It is hard to envision how this site could be converted into a habitable site in time to call it a short term solution.

In addition, the site is zoned for heavy industrial, a classification in high demand to attract industry that creates living wage jobs...which was reinforced by the 2035 comp plan just approved in June. We understand there is an open request for offers on the property that expires next week. We also understand the property is expected to bring \$10-15 million in value. All of these dollars would be used to offset water and sewer rate increase for Portland ratepayers. When the property is sold it becomes a potential generator of jobs for Portlanders. This is a win/win for Portland

We understand the Council's desire to find solutions to the homeless issues as quickly as possible...all Portlanders share that desire. We understand there are other potential sits but none should be considered without due diligence and public process...this is the Portland way! We find it particularly hard to understand why Wapato has not been given more serious consideration. No site is perfect but this as close to perfect as any. It is an empty county owned facility designed for human habitation, designed to properly house 525 people with various needs. The facility has never been used and could be up and running in a short time for a fraction of the cost. This seems like another win/win...a great facility for a portion of our homeless and the productive use of a vacant public facility. Why not use the \$100,000 being proposed for figuring out how to best use a facility we have right in front of our nose!

IN summary we feel this is a premature proposal that is both inhumane for the people we are trying to help and fiscally irresponsible for the taxpayers footing the bill. Thanks for your consideration.

Moore-Love, Karla

From: Christina <christina@amristudio.com>
Sent: Tuesday, August 09, 2016 9:26 PM
To: Hales, Mayor
Cc: Commissioner Saltzman; Commissioner Fritz; Council Clerk – Testimony; Commissioner Fish; Commissioner Novick
Subject: Terminal 1 homeless shelter

Dear Mayor and Commissioners,

I both live and work just off Front st. In the neighborhood of the proposed camp.

I am concerned for the homelessness situation in this city and all cities -- it is heartbreaking.

I want a multi-pronged deep approach toward its relief. 3 of my daughters are social workers and have worked to help.

It is complex and discouraging.

I do not at this point support the terminal 1 proposal. I believe we need more study, due diligence, planning and leadership before any approval. I want many to buy into a well campaigned public idea and plan.

As a business person I know plans must be very good and strategic before money, goodwill and hope is squandered.

Thank you for your careful consideration!

Best,

Christina Amri

Sent from my iPhone

Moore-Love, Karla

From: Elaine Pratt <lainepratt@gmail.com>
Sent: Tuesday, August 09, 2016 8:49 PM
To: Hales, Mayor; Commissioner Novick; Council Clerk – Testimony
Cc: Commissioner Saltzman; Commissioner Fish; Commissioner Fritz
Subject: Terminal 1 proposed homeless camp

I am a resident of the Riverscape neighborhood and I would like to voice my concern over the proposed camp that has been spearheaded by Homer Williams.

I am not so sure that a big time developer such as Mr Williams really has altruistic reasons for his support of this idea. Maybe he just wants to be sure that street people are away from his real estate interests.

I agree that we have a very urgent situation with the plight of our homeless, but putting them in a huge warehouse far from any amenities is not the answer. This property was designed for business use and if developed properly can provide new jobs in Portland which equates to more opportunity for all job seekers.

Wapato prison is ready and waiting for human habitation, so why are we willing to spend so much money to convert a warehouse without windows, doors or plumbing into a barely livable structure when we have the prison ready and waiting for use?? I have heard arguments and understand that the homeless need to be closer to the services they need but wouldn't a bus or two from Wapato that had scheduled routes and times be less costly and still provide transportation to those needed services?? Retirement homes have used this method successfully for years.

The areas around the Terminal 1 warehouse are vacant and some even dangerous, with broken fences, etc. This type of environment can be a catalyst for drug dealing and other crimes. I don't want to see that happen in an emerging residential neighborhood where I see young children on tricycles along the pier and river walk.

Please consider the impact on Northwest Portland, the safety factor and the cost. We have a county jail that is waiting to be used. Help our community and help our homeless by providing them with the amenities of Wapato.

A concerned citizen,
Elaine Pratt
Roger Pratt
1830 NW Riverscape Street #602
Portland, Or. 97209

Sent from my iPad

Moore-Love, Karla

From: Robin Crandall <robin.a.crandall@gmail.com>
Sent: Tuesday, August 09, 2016 7:59 PM
To: Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Council Clerk – Testimony; mult.chair@multco.us
Subject: Terminal 1 Homeless Warehouse
Attachments: Terminal 1.docx

Please see the attached.

Robin Crandall
robin.a.crandall@gmail.com

Robin A. Crandall
1672 NW Riverscape St.
Portland, OR 97209
503-422-8487
robin.a.crandall@gmail.com

August 9, 2016

Mayor Charlie Hales – mayorcharliehales@portlandoregon.gov
Commissioner Dan Saltzman – dan@portlandoregon.gov
Commissioner Nick Fish – nick@portlandoregon.gov
Commissioner Amanda Fritz – amanda@portlandoregon.gov
Commissioner Steve Novick – novick@portlandoregon.gov
County Clerk – cctestimony@portlandoregon.gov
Deborah Kafoury – mult.chair@multco.us

Re: Terminal 1 Homeless Warehouse

To Whom It May Concern:

I am deeply concerned by the proposal to turn Terminal 1 into a Homeless Warehouse. I love the City of Portland. I grew up in Northwest Portland, attending Chapman Elementary and Lincoln High Schools, and have watched Portland grow from not much more than a small town in the 1960's, to a now vibrant city, which unfortunately is now dealing with big city problems. Although I lived elsewhere as a young adult for a number of years, I returned to Portland in 1997 to raise my own family, and am proud to call Portland my home. However, I am not proud of the homeless crisis now facing our city.

Eight years ago, I sold my home in North Portland, and purchased my current townhouse at Riverscape Properties on the Willamette River, just a few blocks from Terminal 1. In that time, I have witnessed the tremendous transformation of the Northwest Industrial area, and have high hopes for its continued growth. What was once an outlying area of delapidated industrial lots, is now home to young families, professionals, and growing businesses and services.

As an avid runner, I spend a lot of time running the streets and waterfront of Portland, and am entirely familiar with many of the people that call our streets home. They do not particularly faze me singularly, other than to feel concern for their circumstances. I have grown accustomed to running around their tents, dodging the scurrying rats that seem to congregate around their camps, avoiding stepping on hypodermic needles, and jumping over human feces. I've only once had to get in the face of someone chasing me during a psychotic episode. With Portland's continued growth, I've witnessed an increased, and perhaps more dangerous population of people residing on the street, which in order for our city to thrive, must be addressed, humanely and appropriately.

To place a large concentration of homeless directly, in what essentially amounts to our front yard, would be a shame however, and do a disservice not only to our homeless, but the citizens who call this part of Portland home. Consolidating all the homeless in one central location is not equitable, making a burgeoning neighborhood carry the burden of a city wide problem, with associated increased crime and decreased safety. Not only would it immediately stunt future growth of the area by making the area undesirable to prospective homebuyers, tenants, and businesses, but it is an inappropriate option to a

highly complex problem of lack of affordable homes, unemployment, mental health issues, and addiction.

First of all, given my observations of our homeless population, I imagine that if I were homeless, the last place I would want to go is a massive homeless warehouse, with the entire homeless population, and the entirety of their issues. I'd continue to take my chances in a tent on the street. Something on this huge of scale is bound to be run as an unempathetic bureaucracy, which generally isn't the best way to offer dignified resources to our most vulnerable who are distrustful of sweeping authority, dehumanizing rules, or established institutions.

Secondly, although it would be more efficient, we don't condone segregating all "special needs" children together in one big school, as all children fare better if they are immersed in a traditional learning environment with positive role models. We know that petty criminals, exposed to other hardcore criminals, often come out of prison as hardened criminals. It seems that by warehousing the homeless at an "all inclusive" environment we are creating similarly ineffective, dangerous, and undignified environments.

If the homeless warehouse is going to be as "all inclusive" as stated in the initial proposal, with medical, dental, psychiatric, learning, job-placement, counseling, and social services, why does it need to be central to services? What about trying this in an existing environment, like the empty Wapato Jail? If it's as successful as we are led to believe it will be, then we could consider spending the millions to build elsewhere. This plan to spend hundreds of millions, sans the due diligence, to essentially build a massive homeless "project" seems like a knee jerk reaction to not knowing what else to do.

Thank you for your consideration. I trust you will make an informed and appropriate decision on this matter, and not vote in haste to spend the taxpayer's money on questionably effective and experimental warehousing of vulnerable citizens.

Sincerely,
Robin Crandall

Moore-Love, Karla

From: Clifton Truxel <clifdal1@gmail.com>
Sent: Tuesday, August 09, 2016 7:34 PM
To: Council Clerk – Testimony
Subject: Homeless on front st

To Whom it May Concern:

From what I have read that building has no business being fit for the homeless, and who does the city think they are trying to please the homeless.

This is a mess and it needs more thought than shoving them into a warehouse, what kind of message is that really making.

Thank you

Clifton Truxel
1830 NW Riverscape St#706
Portland, Or 97209

Moore-Love, Karla

From: Chris Thompson <cthompson990@gmail.com>
Sent: Tuesday, August 09, 2016 7:25 PM
To: Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Council Clerk – Testimony
Cc: mairblatt@gmail.com
Subject: Against T1 Proposal

City of Portland Officials:

I am strongly against the proposed motion to make Terminal 1 in downtown Portland, specifically the Riverscape District, a Homeless Camp/Warehouse.

Not only does T1 lack connectivity and all necessary service(s) for a homeless shelter but relocating the homeless near a new, high-end, family-oriented, communal neighborhood is definitely NOT the solution -- Especially when you factor in that Portland has been the 'most moved-to city' for 3 years running (i.e. already running out of room, limited housing, etc.)!

By putting this homeless shelter downtown, you are encouraging more homeless people to populate the City of Portland which will drive local businesses out of the city and into rural areas. Ultimately, this proposal will ruin our economic stability and destroy our "wow-factor" that the citizens of Portland, Oregon love so dearly.

A homeless shelter has absolutely no sense for being relocated to a family-neighborhood in downtown Portland. Again, I strongly suggest you dismiss this proposal without any hesitation.

Therefore, I am strongly against the development and/or any progression of Terminal 1 as a homeless shelter of any kind.

If you have any questions, please feel free to call.

Thank you,

Chris Thompson
503-515-5045
cthompson990@gmail.com
1750 Riverscape

Moore-Love, Karla

From: Jack Albert <jackalbert@outlook.com>
Sent: Tuesday, August 09, 2016 7:10 PM
To: Council Clerk – Testimony; Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick
Subject: Re: T1N Homeless Project Comments

Dear Mayor Hales, Commissioner Saltzman, Commissioner Fish, Commissioner Fritz, and Commissioner Novick,

Living in NW Portland and watching it reinvent itself and begin to flourish again over the last 10 years, I cannot believe that the City of Portland is considering using Terminal 1 North (T1N) as a mega-homeless facility offering shelter and a wide range of services modeled after the Haven for Hope facility in San Antonio. We understand Portland is trying to find solutions to the homeless problem, but this problem is multi-faceted and needs comprehensive solutions. The Haven for Hope model may very well be worth exploring but T1N is the wrong location and this proposal appears to be a knee jerk reaction to a problem that has taken years to develop. After review of the Haven for Hope model and the T1N project, we have the following concerns:

- 1) Regardless of whether the Haven for Hope model is worth exploring or not, the proposed T1N site is riddled with problems. T1N is a long standing industrial site with only **a single existing building; an old windowless warehouse without anything close to the necessary facilities to house human beings.** This is not even a good short term solution as **the funds to make it habitable would be exorbitant and the solution would not be a long-term one.** This population needs long-term well-conceived solutions that give them a chance to succeed.
- 2) T1N is a riverfront industrial site in a city notoriously short on industrial sites for the creation of living wage jobs. The site is owned by the Portland Water Bureau which is soliciting offers to purchase the property. Sale of the property would be a win/win for Portland citizens as the funds received would be used for reducing rates Portlanders pay for water and sewer, and the site would remain available for creating living wage jobs as has been happening as the Northwest rejuvenates itself as a growing neighborhood. Use of this site for a homeless facility would be irresponsible.
- 3) The homeless problem has become a city-wide problem, not just a central city problem. We need to be exploring multi-location solutions, not focusing on a single site solution. This is not fair to the homeless population or the citizens of Portland. This is a shared problem that requires solutions with shared responsibility across the many Portland neighborhoods. In other words we need a Portland solution, not a San Antonio solution.
- 4) One possible shared solution would be using the brand new, totally unused Wapato facility. If we decide (after adequate vetting by local experts who work with the homeless) that a Portland version of the Haven for Hope model is worth implementing then we should get serious and creative in making Wapato work. This

would be another win/win for citizens of Portland and Multnomah County - creating a state of the art homeless service center while reclaiming a never used albatross.

We are looking for a solution to the homeless problem that works for all parties. The T1N property is not that solution. The conversation is important to have - but the problem needs a well thought out solution.

We are unable to attend the meetings in person, but feel our thoughts should be explained and considered. Thank you for your consideration.

Jack Albert

JackAlbert@outlook.com

Cell: 503-504-6341

From: I Rojas <ir550290@gmail.com>
Sent: Tuesday, August 09, 2016 6:32 PM
To: Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; novic@portlandoregon.gov; Council Clerk – Testimony
Subject: Let's Give It More Thought..

I help my homeless neighbors by providing umbrellas, soup on cold nights, hand warmers and blankets when I see someone in need. I donate to several of our organizations in Portland and assist them in their mission to end homelessness. I volunteer and I care.

If I thought Terminal 1 would help I would be the biggest advocate but I don't think it's the right solution.

1) The area is next to railroad tracks with trains regularly passing by which is a hazard. I've worked with the mentally ill population and I worry about their safety. I worry they would get into the rail cars, ride them, or try to pass through them as rail cars move slowly through Slabtown.

2) It's an industrial area with no infrastructure for residential living. It would be expensive to build the infrastructure needed to house the current homeless population . Have you walked through the area? Why build when we have other options in housing with infrastructures already in place.

3) The land is for sale with potential buyers that could provide jobs! Now that's a way to help our homeless. Provide them with job opportunities and help families on the verge of homelessness.

4) Local developers had to "clean up" the environment before building. Wouldn't we have to do the same? Seems like there would be added costs for DEQ issues. I care about the population and I certainly don't want them exposed to environmental hazards like lead, asbestos, etc..

Let's stop and think about it some more before deciding on Terminal 1.

Ingrid Rojas

Moore-Love, Karla

From: meca@easystreet.net
Sent: Tuesday, August 09, 2016 5:46 PM
To: Commissioner Novick
Cc: Council Clerk – Testimony
Subject: Testimony regarding Terminal 1 Homeless Shelter from Retired Judge Alicia Fuchs



AAFuchs.Homel...

August 10, 2016

To: Portland City Commissioners

I am a retired Multnomah County Circuit Court Judge. I have worked with Doreen Binder at the Bud Clark Commons. I have seen what her program has done for the homeless. The proposed plan by the city for the homeless is ill conceived.

The homeless need a place to be safe and get well. Not a place convenient for city planners because a developer has offered funding.

The project now being suggested does not have the structure to provide the services needed by the homeless. The planned location is also inappropriate as it abuts an expanding residential community.

We have the resources to create a permanent shelter in an appropriate location to care for the homeless that will make our community healthier and safer.

This location is not going to be successful as the homeless population need to access services that will allow them to ascend to permanent housing.

Alicia A. Fuchs

Moore-Love, Karla

From: Stephen Gomez <stephendgomez@gmail.com>
Sent: Tuesday, August 09, 2016 4:33 PM
To: Council Clerk – Testimony
Subject: Testimony for City Council Meeting Wednesday August 10th 2106 re: Agenda item 923
"Leasing of Terminal One"
Attachments: Terminal One Testimony - Gomez 08_10_16.docx

Respectfully submitted and attached.

Stephen Gomez
429 North Shaver Street
Portland OR 97227

Testimony to Portland City Council Regarding Terminal 1 as Mass Homeless Shelter
August 10th, 2016
By Stephen Gomez

Good morning Mayor and Commissioners. I'm Stephen Gomez a resident of the Boise neighborhood in North Portland. I testified earlier this year to council as a Boise neighborhood association board member in support of a MULTE affordable housing grant for the developer of four large apartments in our neighborhood.

I am working with the Welcome Home Coalition as a major supporter of the upcoming \$258-million Yes for Affordable Homes bond measure. I have been a major supporter of Commissioner Saltzman's leadership on the Portland Children's Levy over the past 15 years. More germane to today's deliberation, for eleven years I served on the board, including three as board chair of New Avenues for Youth, Portland's leading non-profit addressing youth homelessness at its root causes.

I share these experiences because I believe the challenges in our community must be addressed by a combination of community members, business leaders, and non-profits as well as government. This combination of sometimes unusual allies most often gets the best results.

With this in mind I want to make clear why I oppose Terminal One as a mass emergency shelter: this idea is the right source of resources but the wrong use of them. The business community is the right source for significant funding to address the immediate needs for emergency shelter for the nearly 2000 people living unsheltered in Portland tonight. I applaud Homer William's leadership in bringing bold ideas forward for a city-wide debate about homelessness. It is bold to declare a willingness to raise \$60M to significantly address the immediate need for shelter. But as a shelter site, Terminal One is set up for failure.

Over the last few weeks I have spoken to many leaders and advocates in the homelessness and housing sectors. Most oppose Terminal One as a site, but those that

are open to using Terminal One say that anything, including Terminal One, is better than sleeping on the street.

Sleeping on the street is not an intentional act. But placing our most vulnerable community members at Terminal One would be an intentional act—an act ignoring the significant contamination issues cited by the DEQ, ignoring the lack of basic infrastructure at the site, the lack of safety on a street with heavy industrial use, missing and damaged sidewalks and infrequent bus service.

Best practices for developing shelter for homeless persons include distributing appropriately scaled shelters where people are—though the center city continues to include many homeless, we also know that significant poverty and homelessness exist to the east in our community. This is why the County's efforts to open shelter at the Hansen Building in northeast and the 100-bed family shelter on the Portland-Gresham border on East Burnside are so important.

We know that A Home for Everyone has a goal of adding at least 650 more shelter beds this year. We also know that number needs to be much higher and is constrained by funding and siting realities.

I have reviewed the list of sites the city has developed as possible shelter sites—though I am not an expert on shelter siting, it appears that many sites are excluded for criteria that would also eliminate Terminal 1. I appreciate the challenge the city has as in working through the multitude of objections virtually any proposed shelter site will encounter.

I encourage the council to re-examine your list of sites and select options which do not expose our most vulnerable community members to the significant hazards at Terminal One and deliver safe shelter and services to locations where our homeless already live.

Moore-Love, Karla

From: melissa@mbjaffelaw.com
Sent: Tuesday, August 09, 2016 4:20 PM
To: Council Clerk – Testimony
Cc: melissa@mbjaffelaw.com; Anna Cho; mairblatt@gmail.com; carla.more-love@portlandoregon.gov; Commissioner Fish; Commissioner Saltzman; Commissioner Fritz; deborah.kafoury@co.multnomah.or.us; waterlinemgr@greystar.com
Subject: Against Terminal 1
Attachments: image1.JPG; ATT00001.txt

Dear Sirs & Madames,

My name is Melissa Jaffe. I am a resident and business owner at Waterline apartments. I am also a single-mother to a smart, gregarious, curious, and incredibly active 3-year old. My child attends ChildPeace Montessori School. I write on behalf of my fellow Montessori parents and my fellow Waterline residents.

I recently moved our lives to less than 250 yards from the proposed Terminal 1 site. I am contractually obligated to over \$10,000 monthly in rents, tuitions, and expenses. For me to move on short notice would cost us over \$20,000 in termination fees, alone. This type of disruption could put us in the homeless category, only adding to the problem at hand. We have been discriminated against, suffered no cause evictions, and are teetering on the brink of survival due to recent Portland housing conditions -- \$10,000 monthly is outrageous. We pay amongst the highest rents in the city, also amongst the highest in the country.

I carefully selected our location because of the safety and remarkable family-friendly features the Waterfront property offers. When I signed my commitments a mere three months ago, there was no suggestion that anywhere from 500-1,700 new homeless, sex offenders, and drug users would be residing down the street.

My concerns are 100% around safety of myself and my child. Though I am heavily financially invested in this location, the safety of my family is my only reason for this letter.

My child does not understand the complicated realities of alcohol addiction, drug abuse, mental instability, and homelessness. To her, everyone is a friend. She trusts without prejudice or question.

I walk my daughter to school. At the start of the month, our pathway was reduced by half, as new construction eliminated one sidewalk. Similarly, for those on foot, the only way to walk Front Avenue towards downtown is directly in front of our front door. Due to the number of Waterline residents, it is incredibly easy for someone to walk in after a resident comes or leaves.

I have mental illness in my family. I am intimately familiar with the chaotic patterns that develop; the confusion that emerges as one moment you see a kind, polite, engaged person, and at any moment another violent, confused, angry personality can emerge. Often there is no rhyme or reason and the treatments required to manage the conditions are customized and often changing. Effective treatment requires trained professionals who are able to monitor patients.

My daughter's warm, smiling, engaging personality is attractive. My daughter freely shares her name, age, where she lives, where she goes to school, when she's having a babysitter, etc. These skills are new to her and she's proud to show her accomplishments freely. This combination with the Terminal 1 proposal is absolutely disastrous. I am requesting one thing from you: SLOW DOWN.

Please do not make a hasty decision to move large numbers individuals with unknown conditions into our neighborhood and risk our most innocent and needy population -- our children -- to 'see how it goes.' Please

do not sacrifice the safety of my daughter as an obvious temptation for sex offenders. Please do not wait until I am harmed to realize the folly of this proposal.

I have not heard any criteria for inclusion into this site, nor have I heard of staffing, safety measures, boundaries, community integration efforts, beautification efforts, or any of the other measures proven to be successful.

I advocate whole-heartedly for help. I regularly volunteer with my daughter. I selected an urban environment for our home. I see this as an incredible opportunity to devise a well-thought through plan that can continue to make Portland a creative leader to urban growth issues. Alternatively, this can make Portland the butt of jokes, and play on the perception that Portlanders are naive hippies who don't do their research before taking actions that affect some of the most valuable urban real estate. Terminal 1 does not have plumbing installed, but this is a possible location for hundreds to thousands of homeless? Will they relieve themselves in our yard? In the coffee shop connected to our building? Off the pier?

I love this city and I chose it for my home. I advocate throughout California and Washington for the merits of this city. Please do not betray your citizens, your families, your children, your seniors by rushing to push a homelessness 'problem' to Terminal 1, and sacrifice the vibrant community that organically developed here. Please don't sacrifice the safety of my family. Below is a picture of my happy child playing in our common area.

137225



From: Mair Blatt <mairblatt@gmail.com>
Sent: Tuesday, August 09, 2016 4:09 PM
To: Council Clerk – Testimony; Deborah.kafoury@co.multnomah.or.us
Subject: T1 testimony

Sending on behalf of a neighbor. Thank you!

Mair Blatt
1684 NW Riverscape
Portland, OR 97209
503 708-9163

Dan,

As a homeowner living one block from Terminal 1, I am horrified that you are proposing using that space as a homeless shelter. We are paying very high property taxes (\$9,000 yearly) to live on this beautiful waterfront, not to mention a \$500,00 - \$800,000 price tag to buy here. Your plan to move some 500 to 1,400 homeless people next door to us and devalue my property is the height of incompetence showing no understanding of the homeless issues, the challenges and how to resolve them, nor an awareness of this area of the city and what is best for it.

Homeowners at Riverscape are already being targeted daily by the squatters that have recently moved under the Fremont Bridge. Items are being stolen from our front decks, cars are being broken into, drunks & tweakers rifling weekly through our garbage cans, confronting residents and you want to bury us with hundreds more to compound this problem. The Portland Police have been no real help and there is clearly no city infrastructure like transportation in place. I shudder to think what terrible thing will have to happen before anyone takes notice and helps the people that pay for all the public services enjoyed with their tax dollars.

I am pleased that Commissioner Nick Fish offers other more useful and appropriate usage of that property.

Susan Dutra
2172 NW 16th

Moore-Love, Karla

From: Callahan, Shannon <Shannon.Callahan@nike.com>
Sent: Tuesday, August 09, 2016 4:01 PM
To: Hales, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Commissioner Saltzman; Hales, Mayor; Council Clerk – Testimony; ted@tedwheeler.com
Subject: Terminal 1 Opposition

Dear Mayor Hales & City Commissioners:

I'd like to begin by thanking you for your service and investment in our community. I grew up in Portland and after spending the last 5 years in Seattle for work, have recently moved back and purchased a home in the Riverscape neighborhood; a community located one block away from the proposed homeless shelter at 2400 NW Front Ave, Terminal 1 North.

I love Portland and our neighborhood and have many concerns about the future and safety of our family friendly neighborhood, as well as members of Portland's homeless population. As you are aware, Hundreds of families and individuals reside in the neighborhood and enjoy spending time outside and in the surrounding areas. There are currently existing homeless campers within our neighborhood and we have experienced numerous problems relating to stolen property specifically, where we have witnessed barbecues and bicycles, wheels, etc. being rolled out of our neighborhood and down Front Ave, as well as scary aggressive confrontations, late night knocks on our doors and drug related activities. The Montessori preschool (15 months to 5 years) is located blocks away from Terminal 1.

I purchased a home in this neighborhood vs. the Downtown area because I feel safe here and would like to keep the peace of mind that I currently have while spending time outside and walking my dog alone at night, etc. Creating a mass shelter also raises the concern that this will be a homeless mecca destination that will potentially attract thousands of members in the homeless community across the country.

Thank you for your understanding and partnership. Let's work together to find a compassionate solution to assist our homeless community.

Sincerely,

Shannon Callahan
1614 NW Riverscape St
Portland, OR 97209

Moore-Love, Karla

From: Mari S <msmaribaba@gmail.com>
Sent: Tuesday, August 09, 2016 3:58 PM
To: Council Clerk – Testimony
Cc: Mari S
Subject: Please VOTE AGAINST use of Terminal 1 (T1 - 1 block north of Riverscape) as a warehouse for homeless people

August 9, 2016

TO: County Clerk cctestimony@portlandoregon.gov

SUBJECT: Please **VOTE AGAINST use of Terminal 1 (T1) as a warehouse for homeless people**

I am a retiree. I purchased my condo, **the largest investment of my life**, in the Riverscape area in 2008 because of the security and peace and quiet of the area. I am gravely concerned that the proposal concerning T1 will substantially **degrade the value of my investment** in addition to personal **loss of the peaceful environment I had hoped to spend my retirement life**. For example:

- the traffic through the common (private shared) areas will greatly increase because homeless people are sure to use the areas to exercise their pets and to access the public area by the river
- maintenance cost of my condo will therefore increase
- security of delivered mail-order packages may be compromised
- it is likely that homeless people will frequent the common and public areas affecting the serenity of the environment

Please VOTE AGAINST the measure. Thank you.

Mari Schwartz

1660 NW Riverscape St
Portland, OR 97209

Moore-Love, Karla

From: thomas cody <tom@projectpdx.com>
Sent: Tuesday, August 09, 2016 3:55 PM
To: Council Clerk – Testimony
Subject: Terminal 1 Testimony
Attachments: A Portland Solution 08.09.16.pdf; ATT00001.htm

Thank you for your consideration of the attached.

Best,
TC

EFFECTIVE JUNE 15 OUR NEW ADDRESS IS:
1116 NW 17th Avenue Portland OR 97209

thomas cody
tom@projectpdx.com
www.projectpdx.com
503.260.3740

project^

Date: August 9, 2016
To: Portland City Commissioners
From: Tom Cody
Re. Terminal 1 Testimony : A Portland Solution

I am the Managing Director of project^, a real estate development and investment firm based here in Portland. My colleagues and I at project^ are developing a piece of land for commercial use just a few blocks from Terminal 1 and we've been following this proposal closely. We also own and manage many more buildings in and around downtown and we have seen firsthand the impact that homelessness has on those who are experiencing it every day.

From our relationships and partnerships with homelessness advocates and service providers, we know that warehousing large numbers of people into one space apart from the services and support they need is a poor and ineffective way to address this challenge. Instead, we should do what we know works: small shelters distributed throughout the community that provide targeted services for people with different needs, an approach already being successfully implemented throughout the region.

1. Existing Policy / Programs

Together, the City and County have established the Joint Office of Homeless Services (JOHS), an intergovernmental agency focused on addressing homelessness, affordable housing and related services. That collaboration, along with A Home for Everyone, is already producing results.

As part of this work, the City and the County have successfully sited a number of shelters recently, exercising an efficient, thoughtful and effective approach of planning, siting, and servicing. An example is the 200-bed Hansen Building at NE 122nd & Glisan; the 100-bed family shelter at 162nd & East Burnside; and the City's current work to prepare the Kalbrener property at SE 105th & Reedway. These three projects not only show what is being done, but how to do it through distributed facilities, each catering to a specific segment of our homeless population.

2. Private Sector Involvement

I know that this is something government cannot do alone. My colleagues and I at project^, and others business leaders across the community, all have a role to play. We have been involved in several affordable housing projects in partnership with Home Forward over the last several years and we currently have a property in escrow called the Modish Building, on the same block as New Avenues for Youth, that would be less expensive, safer and more serviceable than Terminal 1.

project^

In addition to identifying alternative sites for shelters and services, we in the private sector also have a responsibility to support funding solutions for affordable housing such as the recently approved construction excise tax, inclusionary housing, and the upcoming Yes for Affordable Homes bond measure.

3. Alternative Sites

I understand that Terminal 1 is attractive as a shelter site simply because it is empty, but it is simply not suited for shelter or housing of any type and is, in reality, no more available than any number of alternative sites. Extensive and costly site preparations and legal challenges to the city's zoning code, make Terminal 1 unfit for even the short term. A workable Portland solution would pursue alternative sites.

The good news is that sites that are safer, zoned correctly, are connected to services and transportation options, are available today. The City has produced a list of properties, but that list is not comprehensive, excludes viable properties, and discards some properties due to criteria that would also eliminate Terminal 1.

Not on the list are obvious sites such as City-owned 38,000 square foot parcel at 300 N. Winning St., which is adjacent to major transportation and connected to services. Additionally, there are countless other sites available on an emergency/temporary basis. TriMet is currently selling 5 sites considered to be surplus property that are connected, serviceable, and safe. There are 2 adjacent buildings (1125 NW 16th & 1111 NW 16th Avenue) currently for sale on NW16th between Marshall and Northrup- these sites are not on the list.

As a community, we need to pursue solutions that work and continue to support the work of JOHS and A Home for Everyone in identifying sites that offer safe shelter, accommodate the needs of different populations and provide access to services where and when they are needed.

We should not allow the Terminal 1 proposal to distract us from better, viable sites around the city.

I urge you to reject both the proposed council resolution and the application for the Metro grant. Thank you.

Sincerely,



Thomas E. Cody
Managing Partner

Moore-Love, Karla

From: Mair Blatt <mairblatt@gmail.com>
Sent: Tuesday, August 09, 2016 3:48 PM
To: Council Clerk – Testimony; Commissioner Novick; Commissioner Fritz; Commissioner Fish; Commissioner Saltzman; Hales, Mayor; Deborah.kafoury@co.multnomah.or.us
Subject: Testimony - Terminal 1
Attachments: Terminal ! letter.pages.pdf

Forwarding on behalf of a neighbor with computer issues.

Thank you!

Marian Blatt
1684 NW Riverscape Street
Portland, OR 97209
503 708-9163

To Whom It May Concern,

I am vehemently opposed to the Terminal 1 proposal

As a medical provider in the Emergency Department at OHSU I am appalled that you would even consider this idea. You will be exposing the homeless population to (just to mention a few):

- Increase in skin infections:
 - Lice
 - Scabies
 - Methicillin-sensitive Staphylococcus aureus (MSSA)
 - Methicillin-resistant Staphylococcus aureus (MRSA)

- Respiratory Infections:
 - Influenza
 - Community-Acquired Pneumonia (CAP) both bacterial and viral
 - Tuberculosis (TB)

- Medical Diseases:
 - Gastroenteritis
 - Hepatitis B
 - Hepatitis C
 - HIV

It is clear that no serious research has been done with regards to Community Health and known risks of placing hundreds of people in communal living at Terminal 1. They will have underlying medical problems, mental health problems, no known current immunizations and a mirage of undiagnosed and untreated diseases.

In addition, the increase of crime is predictable. Look at what has happened recently at Springwater Corridor and years ago at Occupy Portland. You will be placing hundreds of us at risk. As we saw at Springwater and Occupy, there will be vandalism, destruction of property, theft, assaults, animal mutilations and rapes.

In addition, your haphazard proposal will negatively impact our riverfront environment and wildlife.

We have zoning for a reason. It is unconscionable that you will "temporarily change" zoning without due process.

This is WRONG! This is UNFOUNDED! This is NOT A SOLUTION!!!

Paula Wilson

08878
Moore-Love, Karla

From: sherry@seamstofit.com
Sent: Tuesday, August 09, 2016 3:19 PM
To: Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Council Clerk – Testimony; cctestimony@portland.gov
Subject: TERMINAL 1 NORTH

To Whom It May Concern,

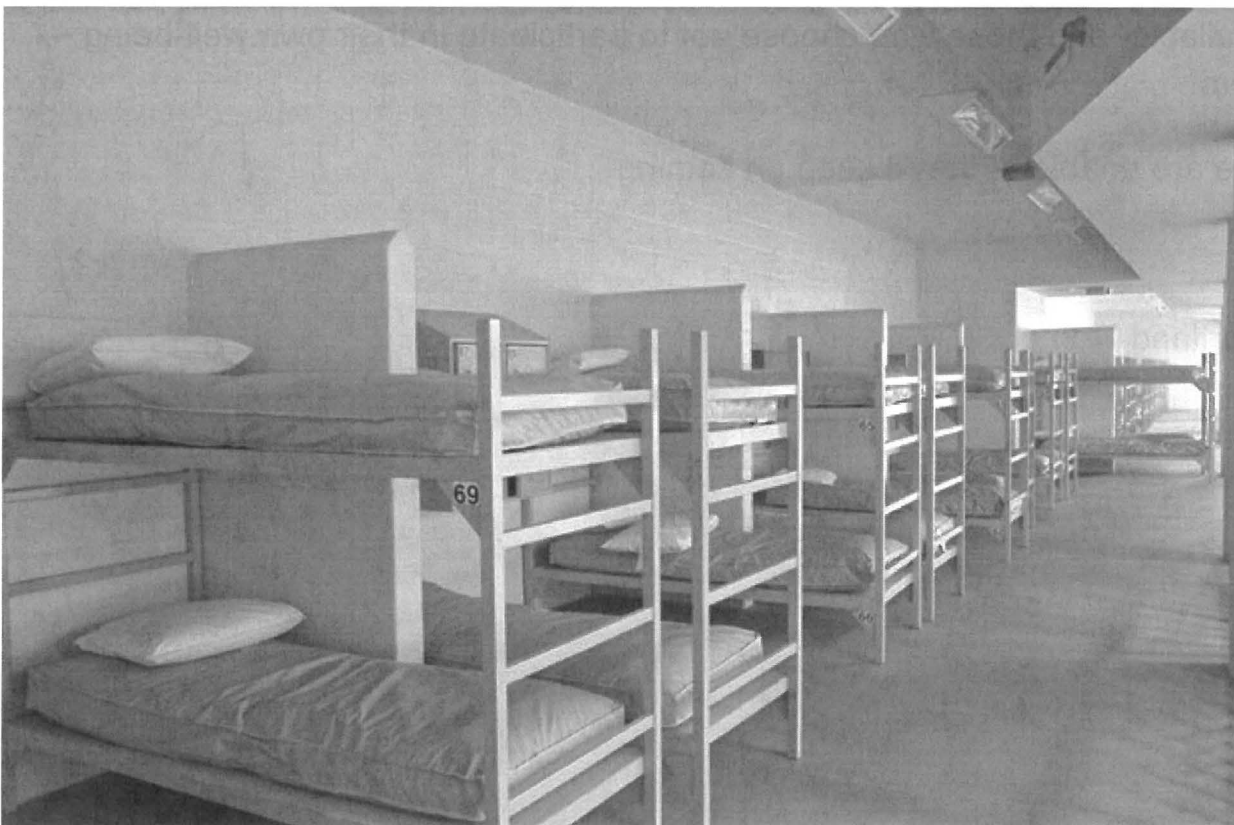
T1N is NOT the solution for even a *temporary homeless shelter*. It is an industry site and should be used appropriately.

I fully support the idea of the Wapato site instead. Busing to the site would be cost effective for appointments with social services to facilitate self-empowerment to move on from homelessness. Residents of Wapato must be a part of the solution. The editorial letter below, from The Oregonian, speaks to this effect.

Thank you for your attention to this matter, and for counting my vote/opinion.

Sincerely,

**Sherry Linder
Owner of Unit 408 in the Pacifica Building
1830 NW Riverscape St
Portland, OR 97209**



Multnomah County's never-opened Wapato jail sits idle in May 2013. (Thomas Boyd/2013)

PrintEmail



By Letters to the editor

on July 31, 2016 at 8:03 AM

Housing homeless at Wapato: I've been beating the drum for opening Wapato for years. We are not doing the homeless any favors by enabling them to continue the "status quo." If they are not willing to put some skin in the game for the "privilege" of a clean and safe environment and work toward getting off the streets, they should be encouraged to move on — and away from Oregon.

Wapato would allow them to participate to that end. They should agree to "chores" — janitorial (keeping it clean and well maintained), laundry, running the kitchen (prepping, cooking, serving, cleaning up), gardening (growing and maintaining fruits and vegetables used at the facility and maintaining the landscaping and grounds), tutoring and teaching, and utilizing any shop and job skills they might contribute. Sign-up sheets should be available, and those who choose not to participate in their own well-being — term-limit them.

As long as we are enablers, they'll keep on coming.

D. Rask

Northwest Portland

Moore-Love, Karla

From: Debbie Hutchins <debbiehutchins@gmail.com>
Sent: Tuesday, August 09, 2016 3:01 PM
To: Council Clerk – Testimony
Subject: Fwd: TERMINAL 1

Dear Commissioner Novick:

First, thank you for your service to our city.

I am very concerned about what appears to be an ill-conceived plan to use Terminal 1 as a homeless shelter.

Why not Wapato?

- 1) Wapato is designed to house people with, beds, toilets, kitchens etc.
- 2) Wapato doesn't suffer from DEQ issues
- 3) Wapato isn't near a family neighborhood
- 4) Wapato has already been invested in by tax payers, why not use it?

It seems that all of the difficulties that San Antonio's "Haven" has experienced are being overlooked. Citing form several articles I have read on the topic:

45 suicide attempts in two years. The Willamette River and railroad tracks are awfully dangerous for a mentally challenged suicidal homeless person.

178 call regarding thefts. There is a very active family community in Pacifica, Riverscape and Waterline.

1,877 police responses in that two year period?

Please don't "**experiment**" with the safety of our most vulnerable citizens or our nearby residents, young and old.

THANK YOU for reading and see you tomorrow!

Respectfully,
Debbie Hutchins

Moore-Love, Karla

From: Mair Blatt <mairblatt@gmail.com>
Sent: Tuesday, August 09, 2016 2:39 PM
To: Deborah.kafoury@co.multnomah.or.us; Commissioner Novick; Commissioner Saltzman; Commissioner Fritz; Hales, Mayor; Council Clerk – Testimony
Subject: Fwd: Opposed to Terminal 1 Homeless Camp

----- Forwarded message -----

From: Neeta <neetadeshmukh000@gmail.com>
Date: Tue, Aug 9, 2016 at 1:18 PM
Subject: Opposed to Terminal 1 Homeless Camp
To: mairblatt@gmail.com

As new residents on NW Riverscape we are very much opposed to the homeless camp being set up so close to our home. We have an 18 month old daughter and have many safety concerns as to how this would affect our neighborhood. There are much more viable and appropriate places where the homeless could receive the assistance they need -which are not several short blocks away from residences and schools.

-Neeta Deshmukh & JD Miller

Sent from my iPhone

Moore-Love, Karla

From: Kenneth J Wells <wellsk@hotmail.com>
Sent: Tuesday, August 09, 2016 2:47 PM
To: Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Moore-Love, Karla; Council Clerk – Testimony; deborah.kafoury@co.multnomah.or.us; ted@tedwheeler.com
Subject: Proposed Terminal 1 Homeless Facility

Dear Mayor Hales and members of the City Council –

Previous commitments prevent us from attending the City Council meeting Wednesday 10 Aug, however we wish to share with you our opposition and misgivings regarding the proposal to create a homeless shelter at Terminal 1.

We live in the Pacifica Tower at 1830 NW Riverscape Street, which is next to Terminal 1 at 2400 NW Front Avenue. We purchased our condo in 2009 and have watched the neighborhood change as the areas to the south and east of Terminal 1 became home to more and more young families.

Our primary objection to the Terminal 1 shelter proposal is that this site is legally designated for and most clearly appropriate for industrial use. Like other port cities in the Northwest, Portland has lost a tremendous amount of land to residential development which once hosted shipping and manufacturing. The new residential areas are nice (we live in one by choice) but for the health of our economy and to fight income inequality in Oregon by creating middle class jobs, sites like the remaining industrial acreage on Front Street must be preserved and redeveloped. This was the intent of the agreement transferring this acreage to the City. Siting a shelter at Terminal 1 would violate that agreement and open the City to legal action from multiple parties, including qualified buyers who are lined up to bid on Terminal 1, remediate the site's substantial environmental liabilities and run businesses which create well-paid jobs for Portland.

The proposed Terminal 1 shelter is also inappropriate for this neighborhood which is home to so many young families with small children, along with the schools, trails and parks they use. Over the last seven years the density of homeless sleeping in our area has increased and the situation has gone from quite tolerable to being a real security and health concern for us. Siting a shelter in our neighborhood will only make those problems worse. Are you ready to agree to a 400 bed homeless shelter as your next door neighbor?

We realize that homelessness is a Portland problem and that any comprehensive solution is going to require a residential facility, and some sacrifices from those of us who object to siting the facilities in our neighborhoods. Along with many of our neighbors, we support the concept of converting the unused and vacant Wapato correctional facility to a shelter, with services on site and improved transport links. Some combination of city, county and charitable funds can surely be found to convert Wapato and cover operating expenses. Wapato is after all a residential facility, with a large capacity kitchen, already and does not have the Superfund level environmental liabilities which come with Terminal 1 (liabilities which are much more easily remediated for industrial use than for residential).

Thank you – The Wells Family: Monica, Ken and Isa
1830 NW Riverscape St. # 308
Portland OR 97209
713.261.0024 (Ken)

Moore-Love, Karla

From: Anna Cho <acho78@yahoo.com>
Sent: Tuesday, August 09, 2016 2:31 PM
To: Moore-Love, Karla; Council Clerk – Testimony
Cc: Tony Yun; Mair Blatt; Hales, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Commissioner Saltzman; ed@tedwheeler.com; Deborah.kafoury@co.multnomah.or.us
Subject: Re: Terminal 1 Development for Homeless Shelter Objection Testimony for 8/10/16 Council Meeting

Dear City Council,

Past Friday, August 5th, we had submitted a below testimony to strongly object to Terminal 1 being developed as a homeless shelter/multi-service center temporarily and/or permanently. We have yet to receive confirmation that our testimony has been received and logged. It is vital that our voice is heard and our votes are counted. Please let us know that our testimony has been received and logged at your earliest convenience.

Also, we urge you to look at alternative options to serve the homeless population in Portland. Without a doubt, the attention is needed to serve the homeless population but we don't think Terminal 1 is the answer. In fact, we feel strongly that it's an irresponsible and haste move to place Portland in a dimmer light as well as doing disservice to those in need.

We strongly ask you to think deeply about the impact it would make to Portland and its citizens. Terminal 1 is a shortsighted, quick-fix, wrong decision that would put children and family at safety risk, hinder growth in northwest area, and ultimately costing city and tax payer a lot of money. We ask you to make the right decision, a smart decision for all by voting "NO" to Terminal 1 development for homeless shelter.

Thank you,
 Anthony Yun, Anna Cho and Tate Yun

On Friday, August 5, 2016 3:48 PM, Anna Cho <acho78@yahoo.com> wrote:

Dear City Council,

We are writing today to strongly object to the development of Terminal 1 as a homeless shelter and/or a permanent multi-service center. We would like to submit our testimony as we are not able to attend the scheduled meeting on Wednesday, 8/10/16. Please confirm our testimony has been received and counted.

As city residents and nearby homeowners, we are writing to express our strong opposition to the proposal to turn Terminal 1 into a homeless facility, either as a temporary shelter or a permanent multi-service center. While we wholeheartedly agree that finding good solutions to the homeless situation in Portland is a priority, the local economy, neighborhood safety, costs, the impact to nearby residents and businesses, and the need to find effective solutions make the Terminal 1 location a bad idea and a haste move.

NEIGHBORHOOD SAFETY

We fear for the potential increase in crime. The proposal to use Terminal 1 as a homeless shelter and/or multi-service facility would bring negative impact to the neighborhood where many families live with children. One of the major consequences of Haven for Hope in San Antonio has been the increase in police activity, with calls increasing 42% within the first two years of operation, which translates to 1,877 police responses. Drunkenness, drug use, fighting, prostitution, and gambling are common problems that are cited by local residents in San Antonio since the facility was open.

We have a four year old son and live a block from Terminal 1. Our son also attends Childpeace Montessori School, which is within blocks from the location. Both our immediate neighborhood and our local school are on the primary walking path between Terminal 1 and downtown and are vulnerable to these problems should the Terminal 1 shelter proposal move forward. Our son and many other children nearby often are out about with daily activities that includes, walking, biking,

riding scooter, drawing chalk on front walkway, playing ball, etc. He loves to be outside and explore as well as many other children. How can the city guarantee that fallout from a nearby homeless facility will keep the neighborhood safe for our children?

LOCAL ECONOMY

The current Terminal 1 property was purposely zoned as industrial land due to its strategic location to waterways – an attribute that make the parcel ideal for commerce. Portland has very little waterfront land left that can be utilized to for industrial businesses. The land is currently up for sale and prospective bids should be evaluated on the most important factor that influences the local economy, which is jobs. Jobs have the potential to make the biggest impact on homelessness. The availability of good jobs, especially if they involve skilled, industrial vocations, create opportunity for those who are unemployed and disenfranchised. Jobs also add revenue to the city budget, which enables the government to implement good short and long-term solutions to the problem of homelessness. Keeping the property as industrial land also keeps it in harmony with the other businesses in the vicinity.

COST TO THE CITY

The development of a homeless facility at Terminal 1 will be a costly endeavor. According to a recent article in The Atlantic (<http://www.theatlantic.com/business/archive/2016/04/end-homelessness-us/479115/>), the cost of housing a family in a shelter is incredibly expensive, averaging \$4,819 a month. In addition, the cost of increasing police and security services to cover frequent police patrols, respond to higher call volumes, and keep the area safe will be a significant. Has the city conducted a full cost analysis of turning Terminal 1 into a temporary homeless shelter or a permanent facility?

FINANCIAL IMPACT TO RESIDENTS AND BUSINESSES

We purchased our townhome in the Riverscape Street development two years ago and are extremely concerned about how a homeless facility built nearby would impact property values and our life's savings. Statistics show that property values dropped between 15% to 24% near homeless shelters after being built. I know I am one among many home owners that would suffer a significant financial loss due to this proposal. Local businesses like Howl 'n Growl, Dockside, Olympia Provisions, and Castaway, to name a few, would also be negatively impacted by a homeless facility less than 1000 yards away. Developers for The Field Office, the new commercial-retail space that is about to break ground, and for the two nearby apartment buildings currently under construction would also face negative financial consequences were this proposal to go through. How is the city prepared to compensate for these losses?

NOT EFFECTIVE NOR A BEST PRACTICE

The challenges that the City Council faces to fix the problem are daunting with no silver bullet solution to address it. However, building a centralized shelter is not the right answer. Looking at other cities in the US, Housing First programs in Santa Clara County and Salt Lake City have been major successes, having reduced homelessness by up to 72% (<http://www.motherjones.com/politics/2015/02/housing-first-solution-to-homelessness-utah>). Rapid Re-Housing programs and creating more affordable housing have been promoted by federal agencies as another proven path to reduce homelessness (<http://www.endhomelessness.org/blog/entry/rapid-re-housing-the-solution-to-ending-homelessness-in-your-community#.V6PIeOYrJTY>). In contrast, numerous studies have shown that creating homeless shelters are 2-3 times less effective as a permanent solution (<https://www.washingtonpost.com/news/local/wp/2015/03/04/housing-first-approach-works-for-homeless-study-says/>). Massive shelters and centralized facilities are not the solution. Studies show that they often have the opposite effect, becoming places that the homeless people avoid due to bad experiences and not creating a sense of permanency. Permanency is a key factor in keeping a job or staying sober, which ultimately is a prerequisite for conquering homelessness (http://host.madison.com/news/opinion/column/permanency-is-key-to-fighting-homelessness/article_8895f926-9f14-11df-aa07-001cc4c03286.html).

The impact to the local economy, neighborhood safety, and city budgets must be factored into an important decision like Terminal 1. Finding real solutions for our homeless community should be the priority. Rather than make a hasty decision, we urge the City Council and Mayor to carefully consider all of the factors involved in managing the delicate topic of homelessness in the city.

Anthony Yun & Anna Cho
1708 NW Riverscape Street
Portland, OR 97209
415-244-7124
650-504-2411

Moore-Love, Karla

37225

From: Krawczuk, Dana (Perkins Coie) <DKrawczuk@perkinscoie.com>
Sent: Tuesday, August 09, 2016 5:07 PM
To: Moore-Love, Karla
Cc: Lee Novak; erin.k.mcdonnell@state.or.us
Subject: Testimony for August 10, 2016 City Council Hearing -- Agenda Item 923
Attachments: Letter_001.pdf

Please include the attached testimony in the record for the following agenda item at Council's August 10, 2016 hearing:

923 TIME CERTAIN: 10:00 AM – Authorize lease of Terminal 1 from the Bureau of Environmental Services to the Portland Housing Bureau for use as a temporary mass shelter (Resolution introduced by Commissioner Saltzman) 1 hour requested for items 923-924

Dana Krawczuk | Perkins Coie LLP
SENIOR COUNSEL
1120 N.W. Couch Street Tenth Floor
Portland, OR 97209-4128
D. +1.503.727.2036
F. +1.503.346.2036
E. DKrawczuk@perkinscoie.com

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1120 NW Couch Street
10th Floor
Portland, OR 97209-4128

T +1.503.727.2000
F +1.503.727.2222
PerkinsCoie.com

August 9, 2016

Steven L. Pfeiffer
SPfeiffer@perkinscoie.com
D. +1.503.727.2261
F. +1.503.346.2261

Portland City Council
Council Clerk Karla Moore-Love
1221 SW Fourth Avenue, Room 130
Portland, OR 97204

Re: Terminal 1 North Mass Shelter Use

Dear Mayor Hales and Members of the Portland City Council:

This office represents Fore Property Company (“Fore”), owner of the Riverscape Development located at 2220 NW Front Avenue (Terminal 1 South), which is adjacent to Terminal 1 North (“T1N” or the “Property”). Beginning in 2013 Fore has constructed projects on lots 9-12, lot 1 and lot 8, totaling 650 new residential units at a value of 130 million dollars and we believe that this investment will stimulate new urban development in the North Pearl area. Fore has the objections set forth below to the Housing Bureau’s proposal to lease T1N from the Bureau of Environmental Services and develop this Property as an immediate temporary mass shelter and eventual site of the Trail of Hope project (a permanent mass shelter and short term housing use). These objections are summarized as follows:

- The Property is contaminated with hazardous substances, but has been cleaned up to a degree that allows industrial uses, as reflected in the No Further Action (“NFA”) letter that burdens the Property and assumes only industrial uses will take place. To allow shelter or housing use, the NFA must be revised, which will very likely require significant environmental remediation at considerable cost to the City. Additional time and investigation is needed to understand the extent of this cost obligation and the City’s potential liability. Moving forward with opening a shelter prior to when this investigation occurs could pose a human health risk to residents of the shelter.
- The proposal fails to address significant safety, sanitation, public infrastructure and funding needs that the shelter will require. According to the City’s own Housing Emergency, a vacant industrial warehouse is not fit for human habitation.
- The City’s proposed shelter use is prohibited by the Property’s zoning and comprehensive plan designation. The City’s Housing Emergency ordinance does not permit this use.
- The proposal would remove high value and water-dependent related industrial land from employment use, thereby further increasing the shortfall of industrial land, and particularly such lands with these unique site characteristics in the City. This is contrary to the City’s Goal 9 obligations, the adopted Buildable Lands Inventory (“BLI”), Employment Opportunities Analysis (“EOA”), Comprehensive Plan and Metro’s Title 4.

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The City will forego millions in rent or sale proceeds that the Property would generate if leased or sold to an industrial use.

The T1N Property is not a legal or appropriate site for a shelter. This proposal will subject occupants to unsafe conditions and create considerable liability for the City in terms of human health risks and compliance with environmental and land use planning laws. We urge the Council to require City Bureaus to conduct additional investigation into these matters, and demonstrate that these issues are resolved, before taking action on this proposal. We request that you include this letter in the record of the City's proceeding on the proposed Resolution, and provide us notice of your final decision.

1. No Further Action Letter Authorizes Industrial Uses Only.

The T1N Property is the subject of a No Further Action letter issued by the Oregon Department of Environmental Quality ("DEQ") that requires no further environmental remediation, *as long as the site is used in accordance with the NFA assumptions*. The DEQ determined that no further action was required at the site based on its understanding that the "current and reasonably anticipated future use of the facility is industrial." (See No Further Action Letter from T. Gainer to D. Leisle and L. Scheffler (April 16, 2012) at 2). In the event that an unanticipated use occurs, such as the City's proposed residential shelter use, the DEQ has authority to rescind the NFA determination or require additional remedial action at the site to meet the applicable residential risk-based contaminant concentrations. (See NFA Letter page 3 (no further action is required unless new or previously undisclosed information becomes available); ORS Chapter 465 (establishing DEQ's broad authority to order removal and remedial actions)). DEQ's August 8, 2016 e-mail to BES confirms the limited uses permitted by the NFA, and that "...the City is aware of their obligation as a property owner of the former Terminal 1 North site and that DEQ will need to be engaged if site uses are to change, including coming into agreement on the scope of work needed to ensure the site remains protective to human health and the environment." (See August 8, 2016 correspondence from Erin McDonnell to Kim Cox).

Based upon Fore's experience on the adjacent property, we expect that in order to allow non-industrial uses (such as a mass shelter) on the site, the NFA letter will need to be revised and significant environmental remediation will be required. Fore's Terminal 1 South property, which is adjacent to T1N, required the previous owner (the Port of Portland) to remove more than 33 million tons of contaminated soil from Terminal 1 South in order to allow future land use consistent with that site's assumption for residential use. After acquiring Terminal 1 South, Fore did extensive site investigation and excavated 77,900 cubic yards of contaminated soil at a cost of many millions of dollars. Based on historic activities in that area of the waterfront, we strongly suspect that similar contamination exists on the T1N site that will require similar cleanup actions in order to allow housing or shelter uses. The Resolution does not contemplate the additional costs and liability the City will assume by using contaminated property to house

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homeless Portlanders. Failure to complete additional remediation work before housing people on the T1N Property will subject the City to enforcement action by DEQ, create human health and environmental risks, and create liability to homeless who may be harmed by living on contaminated property that the City.

The Resolution's proposed PHB Lease, Section 4, provides that "PHB shall, in the use of the Premises, comply with all rules, regulations, and laws in effect by any local, state or federal authority having jurisdiction over the Premises. PHB is solely responsible for obtaining any other permits or approvals as may be necessary for the use of the Premises." DEQ's August 8, 2016 correspondence demonstrates that the City has an obligation to conduct a risk assessment for a use that diverges from the NFA prior to occupying a shelter at T1N. It is very likely that the NFA will require additional remediation at the T1N site to allow non-industrial uses (such as a shelter). By the very terms of the lease, PHB will be required to comply with DEQ clean up directives before the site can be used as a shelter.

It is fiscally irresponsible¹ for the City to enter into a lease (which also takes the Property off the market before the ongoing open bidding process has concluded) prior to completing the required risk assessment and understanding the scope and timing of required additional remediation. We request that the City conduct an investigation of these NFA-related matters before authorizing a lease to the Housing Bureau.

2. The Proposal Fails to Address Significant Safety, Sanitation, Public Infrastructure and Funding Needs.

The Housing Emergency ordinance declares an emergency based in part on the fact that homeless Portlanders were found sleeping in "abandoned buildings, or other places not meant for human habitation." Almost a year later, as a purported solution to this emergency, the City now proposes to house homeless Portlanders in what amounts to an abandoned warehouse on a likely contaminated, heavy industrial-zoned site. The City has not demonstrated how the T1N Property

¹ In addition to acknowledging the high cost of remediation and establishing a habitable facility at T1N, the City also must consider the lost revenue from a sale or lease of T1N for its intended industrial use. Recently reported lease figures estimate that due to the low vacancy and supply of industrial land in the City and especially the working harbor, the T1N site should fetch approximately \$1,196,328 per year for a lease of the property and dock moorage. "Fish, Saltzman Spar Over Lease Cost of Proposed Homeless Warehouse," *Portland Tribune*, August 3, 2016. The City must acknowledge the loss of this revenue as a cost of using this unsuitable property for a shelter.

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will be made safe for human habitation before it begins housing people at the existing warehouse on the site.

The proposal and lease do not provide for policing or other safety precautions at the Property. Beyond the contamination issues discussed above, the proposed temporary shelter carries a high risk of safety issues for the residents of the shelter, as well as nearby employees and residents, including the residents of Riverscape. The City's homelessness crisis has seen a rise in crime and safety concerns in homeless camping areas such as the Springwater Corridor. The City must take reasonable safety precautions if it chooses to locate a large-scale shelter adjacent to established housing and business uses in the City.

Sanitation issues are also not addressed. The proposal will provide a temporary facility for homeless Portlanders to live, but does not address how toilet, shower, garbage and other sanitary needs will be met on site. If the City proposes to address the housing emergency on this site, it must do so in a way that is actually fit for human habitation.

Finally, the proposal does not address the infrastructure needs of the future sheltered residents. This Property is an industrial site far from transit and City social services that are crucial for homeless Portlanders. While we understand that the Trail of Hope project would propose co-location of some of these social services on-site, these services are not available now and are not proposed to be developed before the Property is used as a temporary shelter for up to a year and a half.

The City must acknowledge that a similar facility in San Antonio (the Haven for Hope, upon which the Trail of Hope is modeled) reportedly cost upwards of \$100,000,000 with ongoing operational costs of \$18,000,000 per year. Before the City moves forward with dedicating the T1N Property for shelter use and a future site for the Trail of Hope, the City must identify a funding source for the considerable cost of implementing such a program.

3. Mass Shelter and Short Term Housing Uses are Prohibited on the T1N Site by the Comprehensive Plan.

The T1N Property, located at 2400 NW Front Street, is zoned IHi (Heavy Industrial with a river industrial overlay) and has a Comprehensive Plan designation of Industrial Sanctuary. Per Portland City Code ("PCC") Section 33.130.030.D, this zone is intended to provide "areas where all kinds of industries may locate including those not desirable in other zones due to their objectionable impacts or appearance." Consistent with this purpose, the IHi zone *prohibits* short term housing and mass shelter uses. (See PCC 33.140.100.B.11 and Table 140-1). Both the temporary and permanent use proposed for this site are correctly classified as mass shelter or short-term housing uses and are therefore prohibited in the Property's IHi zone. The Resolution

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does not explain how the proposed shelter use can be legally located on heavy industrial zoned land, and we are unaware of any necessary findings which provide such explanation.

To the extent that the City assumes it can ignore the PCC under the Housing Emergency (Ord. 187371), any authority the City claims to have to establish temporary emergency shelters under PCC Section 33.296.030.G, *is valid only for the duration of the Housing Emergency*. Under PCC Title 15 (Emergencies), a housing emergency may be declared for up to one year. The Housing Emergency ordinance declared a housing emergency beginning on October 7, 2015 for one year, and will expire on October 7, 2016, the very date that the six-month lease of the T1N site to the Housing Bureau for a temporary shelter would begin. Because the lease will commence after the expiration of the Housing Emergency, the shelter cannot be authorized by the 2015 Housing Emergency declaration. The City is not permitted to authorize a lease for temporary shelter purposes for a period after October 7, 2016 at this time.

Even with a reauthorized Housing Emergency in place (which requires the City to make further findings at that time that “circumstances create an immediate need to provide adequate, safe, and habitable shelter to persons experiencing homelessness”) the City’s acknowledged Comprehensive Plan prevents the City, as a matter of current policy, from using needed employment land in the industrial sanctuary for a conflicting use, such as a shelter. (See Comprehensive Plan Policy 2.14, Purpose of the Industrial Sanctuary). In order to revise the Comprehensive Plan and implementing regulations allow this use, the City must enact and receive acknowledgement of a Post Acknowledgement Plan Amendment. The City has neither undertaken or completed this objective or even proposed the same, and therefore, cannot authorize a shelter use on the T1N Property.

4. The Proposal Will Remove High Value Harbor Access Industrial Land From Employment Use, Further Increasing the Shortage of Industrial Land Supply in the City and the Working Waterfront.

The T1N Property is more than 14 acres, is zoned Heavy Industrial, contains an existing industrial warehouse facility, and has considerable frontage along the Willamette River. The Property is located in a crucial part of the working harbor and has considerable potential to create industrial jobs, which is why it was included in the City’s recently adopted BLI and EOA as needed Harbor Access Land, and is designated by Metro as a Regionally Significant Industrial Area (“RSIA”). As discussed above, this site is ill-suited for housing use and appropriately zoned for waterfront industrial employment uses. The City has a deficit of Harbor Access Land. The City’s proposal will remove 14 acres from the supply of Harbor Access Land inventory of industrial property, which further increases the City’s land deficit, inconsistent with Goal 9, its rules, Metro Title 4 and the City’s recently adopted comprehensive plan (and supporting documents).

Portland City Council
August 9, 2016
Page 6

The City cannot rely upon TIN as part of the land supply that provides an adequate supply of employment land in the Harbor Access Lands geography, as required by Goal 9, for the purposes of Periodic Review, while simultaneously converting that same land to a residential use on an interim basis, with plans to later seek a comprehensive plan and zoning designation amendment to convert the industrial land to another use.

In sum, we request that the City Council reject the proposed Resolution authorizing a lease of the TIN Property to the Housing Bureau. The proposed use of the Property is not allowed by the City's Comprehensive Plan or Code or the Property's current NFA letter. Authorizing the shelter use subjects the City to potential legal action. We urge the City to conduct additional investigation into the legality of the proposed use, and the cost of environmental remediation, safety and sanitary facilities, and City revenue and potential jobs that will be lost by removing the Property from industrial use.

Very truly yours,



Steven L. Pfeiffer

SLP:crl
Enclosures

cc: Erin McDonnell, Oregon DEQ, Cleanup Program Engineer (via email) (with encs.)
Lee Novak, Fore Property Company (via email) (with encs.)



Oregon

John A. Kitzhaber, MD, Governor

Department of Environmental Quality

Northwest Region Portland Office
2020 SW 4th Avenue, Suite 400
Portland, OR 97201-4987
(503) 229-5263
FAX (503) 229-6945
TTY (503) 229-5471

April 16, 2012

Mr. Dwight Leisle
Port of Portland
P.O. Box 3529
Portland, Oregon 97208

Ms. Linda Scheffler
City of Portland BES
1120 SW Fifth Ave., Room 100
Portland, Oregon 97204-1912

Re: No Further Action
Terminal 1 North
2500 NW Front Ave., Portland, Oregon
ECSI #3377

Dear Mr. Leisle and Ms. Scheffler:

The Oregon Department of Environmental Quality (DEQ) reviewed the following documents for the Terminal 1 North (T1N) site:

- *Preliminary Assessment*, Port of Portland, September 18, 2000;
- *Remedial Investigation (RI) Report*, Ash Creek Associates, Inc. and NewFields, September 2005;
- *Remedial Investigation Addendum*, Ash Creek Associates, Inc. and NewFields, July 2006;
- *Stormwater System Cleanout Report*, Ash Creek Associates, Inc. and NewFields, September 2008; and
- *Stormwater Source Control Evaluation Report, Terminal 1 North OUI*, City of Portland BES, July, 2011.

The DEQ requested that the Port of Portland (Port) evaluate the subject site's potential impact to the Willamette River as part of upland investigations in Portland Harbor. The City of Portland (City) purchased Operable Unit 1 from the Port in 2004 and completed the site evaluation. Operable Unit 2 is currently owned by Emerson Hardwoods. The subject property, including Operable Units 1 and 2, is shown on Figures 1 and 2.

The DEQ determined that no further action is required to address environmental contamination at the T1N site. This determination is based on the regulations and facts as we now understand them, including but not limited to the following:

1. The 18.6-acre facility is located on the southwest shore of the Willamette River between river miles 10.5 and 10.7 within the Portland Harbor study area. The facility was initially developed for industrial use by Eastern and Western Lumber Company in 1903 and was used as a sawmill and planing mill, for staging of lumber, paper products, steel and grain, and for importing lubricating oil, coal, iron, steel, mercury, tinplate, and paint. The Port acquired the property in 1971 as a result of its merger with the City Commission of Public Docks, which had purchased the property in 1946 from Eastern and Western. The City began leasing Operable Unit 1 of the facility from the Port in 2002 and purchased it in 2004 to construct the West Side Big Pipe project and manufacture concrete pipe segments. Operable Unit 2 was sold to Emerson Hardwoods in 2004. Current and reasonably anticipated future use of the facility is industrial.
2. Two underground storage tanks (USTs) were decommissioned on site. A 675-gallon heating oil UST located immediately adjacent to the southeast side of Warehouse No. 101 was removed in December 1997 along with 166 tons of petroleum-contaminated soil; DEQ issued a no further action determination on March 19, 1998. A 680-gallon heating oil UST located north of Warehouse No. 103 was removed in December 1997. The UST was in good condition, there was no evidence of leakage, and petroleum hydrocarbons were not detected in confirmation samples from the excavation; DEQ closure was not pursued. There are no operational USTs currently on site.
3. The facility does not currently generate or manage hazardous waste. There have been no significant hazardous substances releases reported at the facility.
4. No significant soil or groundwater contamination was detected during the RI. Based on past and current site activities, six to eight rounds of groundwater samples were analyzed for metals, volatile and semi-volatile organic chemicals, and total petroleum hydrocarbons, and soil samples (98 samples from 41 locations) were additionally analyzed for polychlorinated biphenyls (PCBs). Data from ten on-site groundwater monitoring wells (Figure 2) showed groundwater flow towards the northeast (i.e., the river) and no significant contamination. Stormwater pipelines do not appear to be at a depth that would intercept the water table and provide a preferential migration pathway.
5. Since the site is paved, stormwater contaminants are likely from incidental site activities rather than erodible contaminated soil. Catch basin and storm line solids were removed by the Port in May 2008 and disposed off site. Approximately 5.2 tons of dry solids were removed from catch basins and trench drains. Approximately 130 pounds of solids were removed by water-jetting. Concentrations of removed sediment of cadmium, lead, zinc, and polycyclic aromatic hydrocarbons (PAHs) were elevated relative to "typical" industrial stormwater sediment for Portland Harbor sites (DEQ Guidance for Evaluating the Stormwater Pathway at Upland Sites, Appendix E, October 2010). These contaminants are indicative of past site activities, but do not necessarily represent what migrated to the river since the sediment settled in the conveyance system. Its removal eliminates the in-pipe accumulation of sediment and the future potential for its migration to the river.


Terminal 1 North NFA
Page 3 of 3

6. Post-source control measures (SCMs) stormwater monitoring was conducted by the City to evaluate the effectiveness of the SCMs and to evaluate if significant stormwater contamination was migrating off site into the Willamette River. Detected concentrations were not elevated relative to "typical" industrial stormwater and sediment for Portland Harbor sites. Therefore, stormwater analytical results indicate that SCMs and stormwater best management practices (BMPs) have effectively brought concentrations to acceptable levels.
7. There is not a sediment area of potential concern (AOPC) identified by the Portland Harbor Superfund project adjacent to the T1N facility. Twelve in-river surface sediment samples from the Lower Willamette Group's 2010 Portland Harbor Remedial Investigation in the vicinity of the facility were evaluated. Contaminant concentrations in surface sediment adjacent to the site are not significantly elevated relative to background concentrations being considered for the Portland Harbor site, indicating that the site is not a significant contaminant source to the Willamette River.
8. The DEQ's March 26, 2012 Portland Harbor Source Control Decision for T1N concluded that:
 - The site is adequately characterized.
 - The upland site does not appear to be a current or reasonably likely future source of Willamette River water or sediment contamination.

DEQ concludes that based on the information presented to date, the T1N site (including Operable Units 1 and 2) is currently protective of public health and the environment and does not appear to be a current source of contamination to the river. Therefore, no further action is required under the Oregon Environmental Cleanup Law, ORS 465.200 et seq., unless new or previously undisclosed information becomes available. We will update the Environmental Cleanup Site Information System (ECSI) database to reflect this decision.

Please call me at 503-229-5326 if you have any questions.

Sincerely,

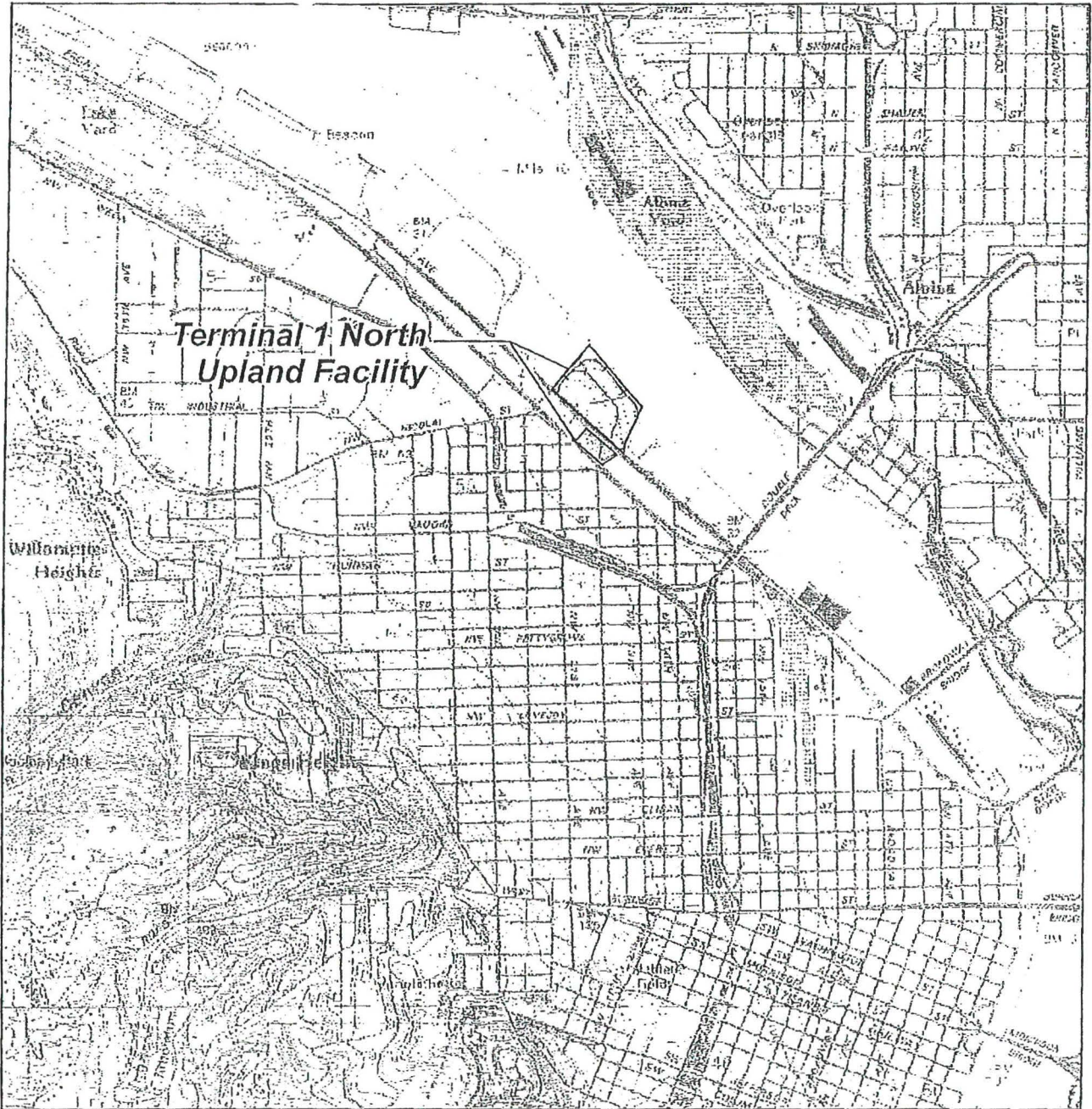


Tom Gainer, P.E.
Project Manager
Portland Harbor Section

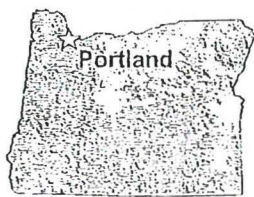
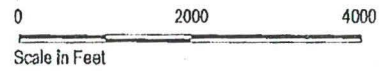
Attachments: Figures 1 and 2

cc: Jim Anderson, DEQ/NWR
Rich Muza, EPA






Base map prepared from USGS 7.5-minute quadrangle as provided by Topozone. (1990)



Vicinity Map

Terminal 1 North Upland Facility Remedial Investigation
Port of Portland
Portland, Oregon

 Ash Creek Associates, Inc. <small>Environmental and Geotechnical Consultants</small>	Project Number	1054-00	Figure
	July 2006		1

Working Waterfront



C O A L I T I O N

Commissioner Dan Saltzman
Portland City Hall
1221 SW 4th Avenue, Room 230
Portland, OR 97204

August 9, 2016

Dear Commissioner Saltzman,

The Working Waterfront Coalition (WWC) respectfully requests withdrawal of your proposal for the temporary use of the 14-acre Terminal 1 property as a large shelter for a portion of Portland's homeless population.

The City of Portland over the last few years has worked with industrial businesses through the Comprehensive Plan process to protect and preserve the limited industrial land supply that is available within our city limits. The Comprehensive Plan specifically calls for limiting conversion of industrial land such as the Terminal 1 property. The Terminal 1 property is designated prime industrial because of its river front access and the proximity to other transportation infrastructure such as close by rail and interstate access. Terminal 1 is land that is available to river-dependant and river-related industrial uses. The City has a very limited number of development sites such as the Terminal 1 site with its special industrial use site characteristics. Importantly the City needs all possible industrial land for immediate development of industrial business that will provide middle-wage jobs.

WWC member companies fully support finding temporary and permanent solutions to house Portland's vulnerable homeless population. We do support a solution that preserves rare marine industrial land as part of the industrial land supply. We also urge City Council to involve all stakeholders in discussions related to housing the homeless. Please preserve industrial land for industrial purposes.

Sincerely,



Ellen M. Wax
Executive Director

Established in 2005, the Working Waterfront Coalition, with its extensive knowledge of harbor industry needs and active industry participation, is dedicated to working with its partners to ensure an appropriate balance between environmental concerns and the needs of river-related, river-dependent employers. Portland's Harbor is a vital employment area: home to thousands of valuable high-wage, high-benefit jobs. In addition, WWC members are conscientious stewards of the environment, making significant investments in the harbor consistent with state and federal laws.

Cox, Kim (Environmental Services)

From: MCDONNELL Erin <erin.k.mcdonnell@state.or.us>
Sent: Monday, August 08, 2016 12:18 PM
To: Cox, Kim (Environmental Services)
Cc: 'Dwight.Leisle@portofportland.com'; PARRETT Kevin
Subject: Port of Portland Terminal North site (ECSI #3377)

Hi Kim,

As discussed in our call, the Port of Portland Terminal 1 North site (ECSI #3377) has had some public interest of recent, reportedly in relation to the property becoming the possible location for a proposed homeless facility. In 2004 the subject property, Operable Units 1 and Unit 2, were purchased by the City of Portland and Emerson Hardwoods, respectively. I have also reached out to the Port of Portland, the former site owner.

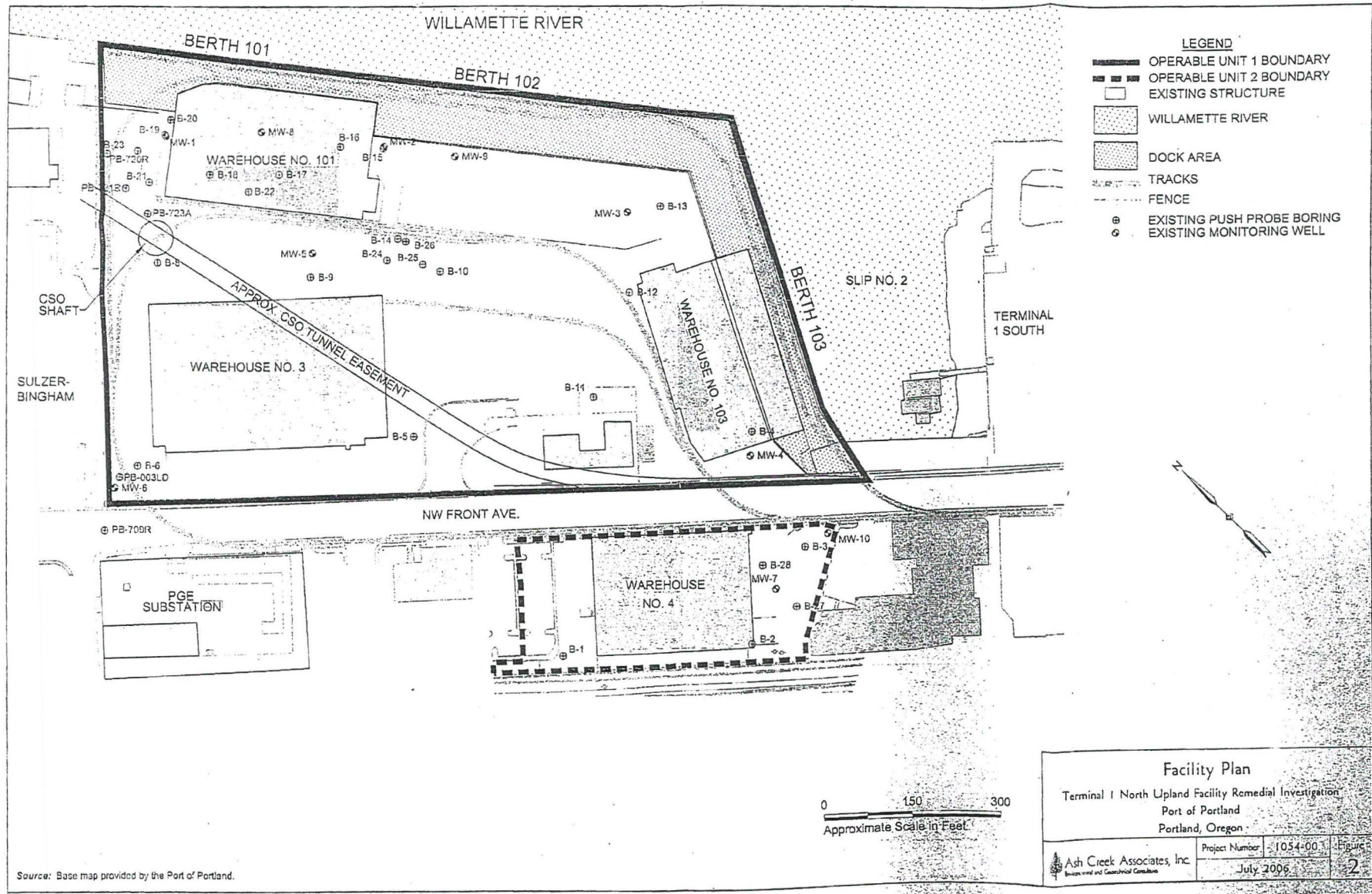
The site was given a No Further Action determination from DEQ in 2012. The determination incorporated assumptions, including current and reasonably anticipated future uses of the property would be industrial. A remedial investigation was completed for the property in 2005 and 2006. Given it was assumed that the future use of the property would remain industrial, sampling data was probably screened for an occupational exposure scenario. The risk assessment performed would need to be looked into if site uses were to change and whether an urban residential exposure would be appropriate without additional work.

It is my understanding that the City is aware of their obligations as a property owner of the former Terminal 1 North site and that DEQ will need to be engaged if site uses are to change, including coming into agreement on the scope of work needed to ensure the site remains protective to human health and the environment.

Please feel free to contact me or my program manager, Kevin Parrett at (503) 229-5567, anytime about the project.

Thank you,
Erin

Erin McDonnell, P.E.
Cleanup Program Engineer
Oregon DEQ, NWR
503.229.6900



Moore-Love, Karla

From: Ellen Wax <ellen.wax@workingwaterfrontportland.org>
Sent: Tuesday, August 09, 2016 4:49 PM
To: Moore-Love, Karla
Subject: Terminal 1 letter submittal
Attachments: WWC ltr RE Terminal 1 final.PDF; WWC ltr re Terminal 1.pdf
Importance: High

Dear Karla,

Attached is a WWC testimony letter for Commission Dan Saltzman and City Council members regarding the Terminal 1 proposal on the council agenda for 10AM Wednesday, August 10.

Thank you. Ellen

Ellen M. Wax
Executive Director

Working Waterfront Coalition

503.220.2064 | 503.295.3660 fax
200 SW Market Street, Suite 190
Portland, OR 97201
ellen.wax@workingwaterfrontportland.org
www.workingwaterfrontportland.org



Commissioner Dan Saltzman
Portland City Hall
1221 SW 4th Avenue, Room 230
Portland, OR 97204

August 9, 2016

Dear Commissioner Saltzman,

The Working Waterfront Coalition (WWC) respectfully requests withdrawal of your proposal for the temporary use of the 14-acre Terminal 1 property as a large shelter for a portion of Portland's homeless population.

The City of Portland over the last few years has worked with industrial businesses through the Comprehensive Plan process to protect and preserve the limited industrial land supply that is available within our city limits. The Comprehensive Plan specifically calls for limiting conversion of industrial land such as the Terminal 1 property. The Terminal 1 property is designated prime industrial because of its river front access and the proximity to other transportation infrastructure such as close by rail and interstate access. Terminal 1 is land that is available to river-dependant and river-related industrial uses. The City has a very limited number of development sites such as the Terminal 1 site with its special industrial use site characteristics. Importantly the City needs all possible industrial land for immediate development of industrial business that will provide middle-wage jobs.

WWC member companies fully support finding temporary and permanent solutions to house Portland's vulnerable homeless population. We do support a solution that preserves rare marine industrial land as part of the industrial land supply. We also urge City Council to involve all stakeholders in discussions related to housing the homeless. Please preserve industrial land for industrial purposes.

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Ellen M. Wax
Executive Director

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Moore-Love, Karla

From: Anne Marie Claire <amclaire_2000@yahoo.com>
Sent: Tuesday, August 09, 2016 3:17 PM
To: Moore-Love, Karla
Subject: Citizen Opposition to Agenda Items #923 and #924 (Wednesday August 10, 2016)

Dear Ms. Karla Moore-Love:
Please add this letter of opposition to the public comments for the Wednesday August 10, 2016 Agenda Items #923 and #924.

I sent similar letters yesterday to council members but was instructed to contact you for a more formal process.

Thank you for your assistance.

Anne Marie Claire
503-351-9874

August 8, 2016

Regarding: Wednesday August 10, 2016 Agenda Items #923 and #924

Dear Mayor and City Councilors,

I urge you to oppose the Wednesday council vote to approve the use of Terminal 1 as a housing project. These are my reasons:

1. the property should be used to generate jobs;
2. it should be added to the tax rolls;
3. it is not an acceptable place for a homeless housing project;
4. it has not been endorsed by a coalition of homeless experts;

5. and Homer Williams has already been granted extensive project subsidies in the Pearl, South Waterfront and now is looking to expand his development into the Terminal area especially in a no-bid process.

I am a member of the City Club of Portland and served on 3 long-term studies of the PDC, Portland's affordable housing and density policies.

I consider myself well informed about these issues.

I totally oppose the T1 development to house 400 people. The \$60-100 million dollars could be better used for more extensive housing in the NE corridor similar to Dignity Village - perhaps toward Troutdale with facilities for showers, sanitation, laundry and kitchen necessities. Social services could be provided by establishing a small office on site for limited hours or by busing folks to service centers.

Please add this email to testimony for Wednesday's City Council meeting.

Sincerely,
Anne-Marie

Anne-Marie Claire
3565 NE Knott Street
Portland, OR 97212
cell: 503-351-9874
email: amclaire_2000@yahoo.com

Moore-Love, Karla

From: Kenneth J Wells <wellsk@hotmail.com>
Sent: Tuesday, August 09, 2016 2:47 PM
To: Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Moore-Love, Karla; Council Clerk – Testimony; deborah.kafoury@co.multnomah.or.us; ted@tedwheeler.com
Subject: Proposed Terminal 1 Homeless Facility

Dear Mayor Hales and members of the City Council –

Previous commitments prevent us from attending the City Council meeting Wednesday 10 Aug, however we wish to share with you our opposition and misgivings regarding the proposal to create a homeless shelter at Terminal 1.

We live in the Pacifica Tower at 1830 NW Riverscape Street, which is next to Terminal 1 at 2400 NW Front Avenue. We purchased our condo in 2009 and have watched the neighborhood change as the areas to the south and east of Terminal 1 became home to more and more young families.

Our primary objection to the Terminal 1 shelter proposal is that this site is legally designated for and most clearly appropriate for industrial use. Like other port cities in the Northwest, Portland has lost a tremendous amount of land to residential development which once hosted shipping and manufacturing. The new residential areas are nice (we live in one by choice) but for the health of our economy and to fight income inequality in Oregon by creating middle class jobs, sites like the remaining industrial acreage on Front Street must be preserved and redeveloped. This was the intent of the agreement transferring this acreage to the City. Siting a shelter at Terminal 1 would violate that agreement and open the City to legal action from multiple parties, including qualified buyers who are lined up to bid on Terminal 1, remediate the site's substantial environmental liabilities and run businesses which create well-paid jobs for Portland.

The proposed Terminal 1 shelter is also inappropriate for this neighborhood which is home to so many young families with small children, along with the schools, trails and parks they use. Over the last seven years the density of homeless sleeping in our area has increased and the situation has gone from quite tolerable to being a real security and health concern for us. Siting a shelter in our neighborhood will only make those problems worse. Are you ready to agree to a 400 bed homeless shelter as your next door neighbor?

We realize that homelessness is a Portland problem and that any comprehensive solution is going to require a residential facility, and some sacrifices from those of us who object to siting the facilities in our neighborhoods. Along with many of our neighbors, we support the concept of converting the unused and vacant Wapato correctional facility to a shelter, with services on site and improved transport links. Some combination of city, county and charitable funds can surely be found to convert Wapato and cover operating expenses. Wapato is after all a residential facility, with a large capacity kitchen, already and does not have the Superfund level environmental liabilities which come with Terminal 1 (liabilities which are much more easily remediated for industrial use than for residential).

Thank you – The Wells Family: Monica, Ken and Isa
1830 NW Riverscape St. # 308
Portland OR 97209
713.261.0024 (Ken)

Moore-Love, Karla

From: Anna Cho <acho78@yahoo.com>
Sent: Tuesday, August 09, 2016 2:31 PM
To: Moore-Love, Karla; Council Clerk – Testimony
Cc: Tony Yun; Mair Blatt; Hales, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Commissioner Saltzman; ed@tedwheeler.com; Deborah.kafoury@co.multnomah.or.us
Subject: Re: Terminal 1 Development for Homeless Shelter Objection Testimony for 8/10/16 Council Meeting

Dear City Council,

Past Friday, August 5th, we had submitted a below testimony to strongly object to Terminal 1 being developed as a homeless shelter/multi-service center temporarily and/or permanently. We have yet to receive confirmation that our testimony has been received and logged. It is vital that our voice is heard and our votes are counted. Please let us know that our testimony has been received and logged at your earliest convenience.

Also, we urge you to look at alternative options to serve the homeless population in Portland. Without a doubt, the attention is needed to serve the homeless population but we don't think Terminal 1 is the answer. In fact, we feel strongly that it's an irresponsible and haste move to place Portland in a dimmer light as well as doing disservice to those in need.

We strongly ask you to think deeply about the impact it would make to Portland and its citizens. Terminal 1 is a shortsighted, quick-fix, wrong decision that would put children and family at safety risk, hinder growth in northwest area, and ultimately costing city and tax payer a lot of money. We ask you to make the right decision, a smart decision for all by voting "NO" to Terminal 1 development for homeless shelter.

Thank you,
Anthony Yun, Anna Cho and Tate Yun

On Friday, August 5, 2016 3:48 PM, Anna Cho <acho78@yahoo.com> wrote:

Dear City Council,

We are writing today to strongly object to the development of Terminal 1 as a homeless shelter and/or a permanent multi-service center. We would like to submit our testimony as we are not able to attend the scheduled meeting on Wednesday, 8/10/16. Please confirm our testimony has been received and counted.

As city residents and nearby homeowners, we are writing to express our strong opposition to the proposal to turn Terminal 1 into a homeless facility, either as a temporary shelter or a permanent multi-service center. While we wholeheartedly agree that finding good solutions to the homeless situation in Portland is a priority, the local economy, neighborhood safety, costs, the impact to nearby residents and businesses, and the need to find effective solutions make the Terminal 1 location a bad idea and a haste move.

NEIGHBORHOOD SAFETY

We fear for the potential increase in crime. The proposal to use Terminal 1 as a homeless shelter and/or multi-service facility would bring negative impact to the neighborhood where many families live with children. One of the major consequences of Haven for Hope in San Antonio has been the increase in police activity, with calls increasing 42% within the first two years of operation, which translates to 1,877 police responses. Drunkenness, drug use, fighting, prostitution, and gambling are common problems that are cited by local residents in San Antonio since the facility was open.

We have a four year old son and live a block from Terminal 1. Our son also attends Childpeace Montessori School, which is within blocks from the location. Both our immediate neighborhood and our local school are on the primary walking path between Terminal 1 and downtown and are vulnerable to these problems should the Terminal 1 shelter proposal move forward. Our son and many other children nearby often are out about with daily activities that includes, walking, biking,

riding scooter, drawing chalk on front walkway, playing ball, etc. He loves to be outside and explore as well as many other children. How can the city guarantee that fallout from a nearby homeless facility will keep the neighborhood safe for our children?

LOCAL ECONOMY

The current Terminal 1 property was purposely zoned as industrial land due to its strategic location to waterways – an attribute that make the parcel ideal for commerce. Portland has very little waterfront land left that can be utilized to for industrial businesses. The land is currently up for sale and prospective bids should be evaluated on the most important factor that influences the local economy, which is jobs. Jobs have the potential to make the biggest impact on homelessness. The availability of good jobs, especially if they involve skilled, industrial vocations, create opportunity for those who are unemployed and disenfranchised. Jobs also add revenue to the city budget, which enables the government to implement good short and long-term solutions to the problem of homelessness. Keeping the property as industrial land also keeps it in harmony with the other businesses in the vicinity.

COST TO THE CITY

The development of a homeless facility at Terminal 1 will be a costly endeavor. According to a recent article in The Atlantic (<http://www.theatlantic.com/business/archive/2016/04/end-homelessness-us/479115/>), the cost of housing a family in a shelter is incredibly expensive, averaging \$4,819 a month. In addition, the cost of increasing police and security services to cover frequent police patrols, respond to higher call volumes, and keep the area safe will be a significant. Has the city conducted a full cost analysis of turning Terminal 1 into a temporary homeless shelter or a permanent facility?

FINANCIAL IMPACT TO RESIDENTS AND BUSINESSES

We purchased our townhome in the Riverscape Street development two years ago and are extremely concerned about how a homeless facility built nearby would impact property values and our life's savings. Statistics show that property values dropped between 15% to 24% near homeless shelters after being built. I know I am one among many home owners that would suffer a significant financial loss due to this proposal. Local businesses like Howl 'n Growl, Dockside, Olympia Provisions, and Castaway, to name a few, would also be negatively impacted by a homeless facility less than 1000 yards away. Developers for The Field Office, the new commercial-retail space that is about to break ground, and for the two nearby apartment buildings currently under construction would also face negative financial consequences were this proposal to go through. How is the city prepared to compensate for these losses?

NOT EFFECTIVE NOR A BEST PRACTICE

The challenges that the City Council faces to fix the problem are daunting with no silver bullet solution to address it. However, building a centralized shelter is not the right answer. Looking at other cities in the US, Housing First programs in Santa Clara County and Salt Lake City have been major successes, having reduced homelessness by up to 72% (<http://www.motherjones.com/politics/2015/02/housing-first-solution-to-homelessness-utah>). Rapid Re-Housing programs and creating more affordable housing have been promoted by federal agencies as another proven path to reduce homelessness (<http://www.endhomelessness.org/blog/entry/rapid-re-housing-the-solution-to-ending-homelessness-in-your-community#.V6PleOYrJTY>). In contrast, numerous studies have shown that creating homeless shelters are 2-3 times less effective as a permanent solution (<https://www.washingtonpost.com/news/local/wp/2015/03/04/housing-first-approach-works-for-homeless-study-says/>). Massive shelters and centralized facilities are not the solution. Studies show that they often have the opposite effect, becoming places that the homeless people avoid due to bad experiences and not creating a sense of permanency. Permanency is a key factor in keeping a job or staying sober, which ultimately is a prerequisite for conquering homelessness (http://host.madison.com/news/opinion/column/permanency-is-key-to-fighting-homelessness/article_8895f926-9f14-11df-aa07-001cc4c03286.html).

The impact to the local economy, neighborhood safety, and city budgets must be factored into an important decision like Terminal 1. Finding real solutions for our homeless community should be the priority. Rather than make a hasty decision, we urge the City Council and Mayor to carefully consider all of the factors involved in managing the delicate topic of homelessness in the city.

Anthony Yun & Anna Cho
1708 NW Riverscape Street
Portland, OR 97209
415-244-7124
650-504-2411

Moore-Love, Karla

From: Terry Kirchhoff <tkirch3@gmail.com>
Sent: Tuesday, August 09, 2016 1:30 PM
To: Council Clerk – Testimony; Commissioner Novick; Commissioner Fritz; Commissioner Fish; Commissioner Saltzman; Hales, Mayor
Cc: Marian Blatt
Subject: Against the use of Terminal 1 to shelter the homeless

Using Terminal 1 as shelter for the homeless while well intentioned, is not an appropriate location as evidenced by its present Zoning. Yes, you can change the zoning or even easier, find a way to ignore it completely by designating this as "temporary use." The fact remains, Terminal 1 is a Super Fund site, not to be used for residential purposes. You rely on Portland's reputation for being sensitive to human/humane issues. What about Portland's reputation for being aware of environmental dangers? Subjecting the homeless to these dangers may be a quick fix for the need of shelter, but may cause greater problems in the future.

As a resident of the Riverscape Community/Riverfront development, I am aware that the site our townhouse is built on, was at one time a Super Fund site. The developer was required to spend Millions of dollars to prepare the land to meet residential use codes and requirements. Are the homeless not worthy of using the same codes and requirements on the site that they will be moved to? Do those codes and requirements only apply for paying customers?

As a former elementary school educator, I saw homeless students come through my classroom year after year. Their situation broke my heart and their resilience inspired me. I had the opportunity to develop a relationship with each child and learn that they are no different than our children. Their environmental circumstances influence their behavior. They may not have all the opportunities, but they should have the same protection of the law, including zoning and environmental laws, as our children.

The City Council is elected to guide our city now and with a view of the future in mind. While using Terminal 1 as a homeless shelter "temporarily" appears to be an easy fix for now, what will the future hold for all of those subjected to the environmental hazards of this site. Don't they deserve a better future?

Terry L Kirchhoff
1736 NW Riverscape Street
Portland OR 97209

--
Sent from Gmail Mobile

Moore-Love, Karla

From: Juanita Albert <juanialbert@me.com>
Sent: Tuesday, August 09, 2016 12:20 PM
To: Council Clerk – Testimony
Subject: [User Approved] Fwd: T1N Homeless Project Comments

Juanita Albert
juanialbert@mac.com

Cell: 520-203-2926

Begin forwarded message:

From: Juanita Albert <juanialbert@me.com>
Subject: **T1N Homeless Project Comments**
Date: August 9, 2016 at 12:16:55 PM PDT
To: cctestimony@Portland.gov, mayorcharliehales@portlandoregon.gov,
dan@portlandoregon.gov, nick@portlandoregon.gov, Amanda@portlandoregon.gov,
novick@portlandoregon.gov

Dear Mayor Hales, Commissioner Saltzman, Commissioner Fish, Commissioner Fritz, and Commissioner Novick,

As a resident of NW Portland, I am very concerned that the City of Portland is considering using Terminal 1 North (T1N) as a large homeless facility offering shelter and a wide range of services modeled after the Haven for Hope facility in San Antonio. We understand Portland is trying to find solutions to the homeless problem, but this problem is multi-faceted and needs comprehensive solutions. The Haven for Hope model may very well be worth exploring but T1N is the wrong location and this proposal appears to be a knee jerk reaction to a problem that has taken years to develop. After review of the Haven for Hope model and the T1N project, we have the following concerns:

1) The Haven for Hope model may very well be worth exploring but the proposed siting at T1N is riddled with problems. This an industrial site with **one existing building that is an old windowless warehouse without anything close to the necessary facilities to house human beings**. This is not even a good short term solution as **the funds to make it habitable would be exorbitant and the solution would not be a long-term** one. This population needs long-term well-conceived solutions that give them a chance to succeed.

2) T1N is a riverfront industrial site in a city notoriously short on industrial sites for the creation of living wage jobs. The site is owned by the Portland Water Bureau which is soliciting offers to purchase the property. Sale of the property would be win/win for Portland citizens as the funds received would be used for reducing rates Portlanders pay for water and sewer, and the site would be remain available for creating living wage jobs. Use of this site for a homeless facility would be irresponsible.

3) The homeless problem has become a city-wide problem, not just a central city problem. We need to be exploring multi-location solutions, not focusing on a single site solution. This is not fair to the homeless population or the citizens of Portland. This is a shared problem that needs shared solutions. In other words we need a Portland solution, not a Texas solution.

4) One possible shared solution would be using the brand new, totally unused Wapato facility. If we decide (after adequate vetting by local experts who work with the homeless) that a Portland version of the Haven for Hope model is worth implementing then we should get serious and creative in making Wapato work. This would be another win/win for citizens of Portland and Multnomah County - creating a state of the art homeless service center while reclaiming a never used albatross.

We are looking for a solution to the homeless problem that works for all parties. The T1N property is not that solution. The conversation is important to have - but the problem needs a well thought out solution.

We are unable to attend the meetings in person, but feel our thoughts needed to be heard. Thank you for your consideration.

Juanita Albert
juanialbert@mac.com

Cell: 520-203-2926

Moore-Love, Karla

From: MICHAEL <rm-larson@msn.com>
Sent: Tuesday, August 09, 2016 12:11 PM
To: Moore-Love, Karla; Council Clerk – Testimony
Subject: terminal one written testimony
Attachments: terminal one written testimony.pdf

Could you please add the attached as written testimony for the city counsel meeting Aug 10th.

Principal Mortgage Group
Michael Larson
President
2120 NW 16th
Portland Or 97209
503.481.8666 p
888.565.1305 f

8/8/2016

RE Terminal 1

To City council.

I applaud the city's efforts to help the homeless but Terminal 1 is not the solution. It appears to be a short sided effort to appease the public for the cities short comings current policy and dealing with the homeless .

I Wanted to echo Commissioner Fish's concerns, there has been no public process, no due diligence and no competition with other big ideas.

Have council members talked with the homeless? Many choose to live where they will live.

I one size fits all is not the solution. Haven of hope sounds like a mess. See attached <http://www.mysanantonio.com/havenforhope/article/Haven-for-Hope-causing-headaches-for-neighbors-3763459.php>

The downside appears to be huge. Loss of revenue, increase expenses, crime.

People from other cities and states will come and exploit the system. That will add additional folks roaming the streets.

Please take some time see your other options.

Michael Larson

Father

President Shoreline condo association

Shoreline is located just south of terminal 1

http://www.mysanantonio.com/news/local_news/article/Haven-for-Hope-causing-headaches-for-neighbors-3783459.php

Haven for Hope causing headaches for neighbors

By Melissa Fletcher Stovitz Updated 4:22 pm, Sunday, August 5, 2012

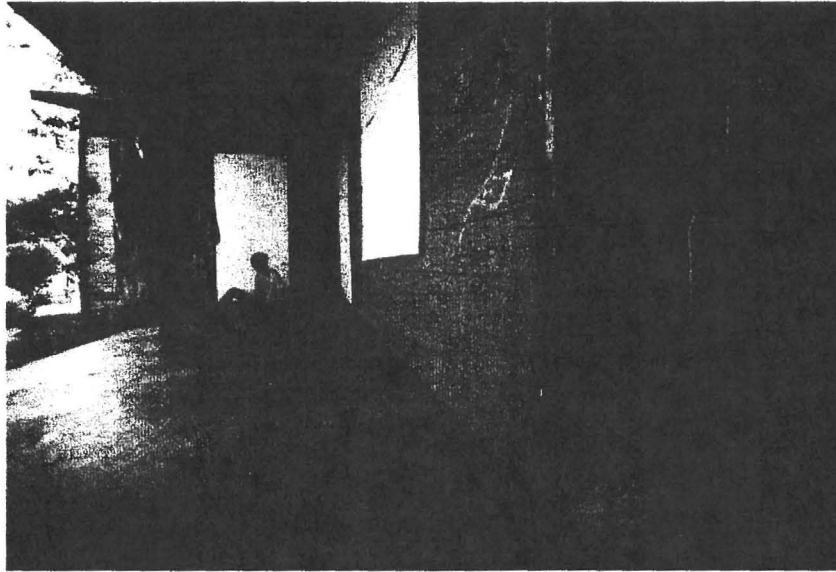


IMAGE 1 OF 10

San Antonio Police Officer Carlos Solis, a veteran of 22 years, walks away after checking on a homeless woman, down and out on the front porch of an abandoned house in the 600 block of Leal St., across from Haven for Hope.



Once residents of three near-downtown neighborhoods got over the immediate shock in 2007 that the city's huge \$100 million homeless center would be built close to their homes, their worries began.

Would an influx of homeless people trigger an increase in crime? What would happen to their quality of life when hundreds of strangers came to Haven for Hope?

Haven and city officials assured them steps would be taken to guard against any negative impact.

Robert Merbut Jr., then head of Haven, promised that barriers and buffer zones would keep homeless people away from their blocks. They wouldn't go there anyway without food or public toilets to draw them, then-vice president George Block said.

Residents say those assurances now ring hollow.

"Our worst fears have come true," said Abel Ruiz, a resident of Gardendale, one of three near West Side neighborhoods that border Haven.

A San Antonio Express-News analysis of police records found that calls for service from the public to 911 jumped more than 5 percent in a half-mile radius around the center in the year after it opened in April 2010, mostly about prowlers, public intoxication, fighting, overdoses and burglary.

More Information

Increase in 911 calls around Haven

5% first year after it opened

41% the second year

By this April, Haven's second anniversary of operation, overall police calls had gone up 42 percent.

"Nuisance" calls — drunkenness, prowlers, fighting — rose more than 12 percent. Calls related to vice — prostitution, gambling — jumped 580 percent, compared with the year before Haven opened.

Residents complain that, with Haven's arrival, the epicenter of the homeless population shifted from downtown — where hotels and restaurants had gripped — to their modest environs.

At any given time, some 850 people live on the Haven campus as they work to transition from homelessness. An additional 700 come and go on the outdoor courtyard each day, getting free food and access to showers and toilets, but are not part of the transformation program. Of those, about 600 sleep there each night.

Some of the people hanging around the neighborhoods drift there from Haven during the daytime; others have been kicked out. And still others, gripped by substance abuse or mental illness, are unlikely to enter the campus program or even use the courtyard.

courtyard.

"We had some homeless people and a problem with drugs before, but nothing like it is now," said Gloria Castro, who grew up in the neighborhood and still owns a rental home she inherited from her parents on Leal Street, across from Haven.

Police Chief William McManus said an increase in police calls for service doesn't mean crime has gone up.

"It's not unfair to draw some comparisons between the two things, but one is not necessarily a direct indicator of the other," he said.

From the start, police have attempted to mitigate problems Haven might cause by patrolling heavily in surrounding neighborhoods, he said. In addition, special officers enforce ordinances against camping, drinking and panhandling.

The center itself has tried to be a good neighbor, said Mark Carmora, Haven's interim CEO.

He ticks off successes: Security officers call police on behalf of neighbors wanting to report a possible crime; the construction of the Haven campus supplanted a blighted area; it rehabbed the nearby Garcia Park; records show the center's medical, dental and vision clinics are used by people throughout the city.

"Recovery is a process," he said. "Some people don't get it on the first time. Does that make it difficult for the folks who live here? Yeah. But this is an opportunity for us to do outreach and partner with the community, to continue to improve our relationship with them."

But residents see the deterioration before their eyes, when they come across Haven clients routinely engaging in illicit behavior — sometimes right in their front yards.

For the past year or so, Haven officials — including Block, who retired as CEO in May — as well as staff from Councilman Diego Bernal's office, a few residents and others have met about neighborhood concerns. But to frustrated residents, there's been little tangible improvement.

Asked about the complaints, Haven Chairman and founder Bill Greehey said he and the center's board only learned of issues with neighborhoods July 10.

As to why the board was in the dark, given the meetings with Block and others, Greehey responded: "It was a very unfortunate breakdown in communication between Haven staff and the board."

As a result of Express-News queries into crime in the area, Haven announced last week that it would begin holding new monthly meetings with multiple city agencies to seek a "global" solution, spokeswoman Meghan Oswald said.

Ejected from Haven

In late May, Castro stood on the porch of her vacant rental home and quietly seethed. Across the street, Haven's affordable housing complex is under construction.

Two lots down, folks who'd recently been ejected from Haven sat on the porch of an abandoned house, drinking beer.

"They don't belong here," said Castro, who added she has called police almost a dozen times in the past year. "They urinate and defecate in our yards. They use drugs and drink, have sex with prostitutes. They have no regard for dignity or shame."

Those on the front porch confirmed they'd been suspended from the courtyard.

"I got in an argument because (staff) wouldn't give me a sack lunch," said one man. A woman said she was expelled over rumors she had a knife.

Castro, who lives elsewhere, blamed Haven for an inability to rent her house, which has been broken into twice since Easter, she said. Last year, her husband found a woman passed out in the bathroom.

As Castro pointed out the tall grass behind the two adjacent abandoned homes — dealers hide drugs there, which homeless people later retrieve and sell for them, she theorized — a couple were fighting in the side yard of one house.

The man pushed the woman, then slapped her. She grabbed a handful of weeds and trash and threw it at him.

"Don't you (expletive) hit me!" she screamed.

That night, a man stood beside a silver minivan parked in the driveway of one of the abandoned homes.

"Wassup?" he growled at a slowly passing car.

Castro said she called Councilman David Medina, in whose district Haven lies, about her concerns. His staff told her to contact the city's Code Enforcement Division. She did. Soon, workers cut the grass and boarded up windows on the two abandoned houses. A police officer assured her surveillance would increase, she said.

It's been too little, too late, she said.

Castro's next-door neighbor Diane Zamarripa said she no longer lets her grandchildren play out front or even unsupervised in the backyard because of unsavory types who walk her street at all hours.

"There's a lot of drinking and loud cussing," she said. "I've lived here for 29 years and never had a problem. It's changed a lot."

In Five Points, the southern edge of which abuts the Interstate 10/35 underpass near Haven that is heavily used by the homeless as a pass-through and camping site, Mike Hyatt said a man recently tried to steal a cordless drill from behind his sandwich shop on North Flores.

"Part of the problem is slumlords who live out of state," said Hyatt, who lives in the neighborhood. Cheap rent attracts drug dealers, who attract homeless, he said.

Julia Huber, head of the Five Points neighborhood association, recently grew exasperated over what she said is a lack of attention to neighborhood concerns. Repeated calls to Ron Brown — whose job it is to coax the reluctant into Haven — went unreturned, she said. Bernal's efforts were going nowhere, she felt. So she paid the center a visit in May.

"I said, 'You better get somebody to our neighborhood meetings or I'm going to the media,'" Huber recalled.

Since then, Oswald has shown up, as has a staff person from the Salvation Army, which runs an emergency shelter in Five Points.

Various fixes are on the table, Oswald said: a fence blocking the underpass, a help line, increased outreach patrols, better neighborhood lighting, a program in which Haven clients install porch lights and do landscaping and weatherization for free.

If or when these strategies might happen is up in the air, she said.

The need for such remedies springs from the "deceitful, flawed" way the center's location was chosen, said Emilio Salazar, who served on an advisory council formed by Haven in 2007 to address residents' concerns.

Express-News archives show the City Council approved the site April 19, 2007 — a week before it informed residents that the center would be built in their backyards.

"(Haven) was rammed down our throats because we're Mexicans," Salazar said. "We don't have millionaires like Greehey on our side."

Ruiz said he and others repeatedly raised concerns at advisory council meetings, only to see them go unaddressed by facilitators hired by Haven and the city.

Salazar said residents don't lack compassion, "but we have to live here. Those do-gooders from the North Side, none of them live here."

Haven security head Art Vela said at first clients who broke rules were banned. That approach has softened to temporary suspension. If they want to re-enter the courtyard or campus, they must undergo a review and agree to anger-management or other counseling.

Eiginio Rodriguez, a former advisory council member, said scofflaws should be sent to "a detention center, not let out in our neighborhoods."

Haven will hold a public meeting at its Visitor Center at 7 p.m. Thursday for neighborhood residents to voice complaints, Oswald said.

Meanwhile, Castro recently found a tenant. Mary Lou Alvarado said the week after her family moved in, a front window was broken. One preteen daughter spied a couple having sex in a nearby Haven parking lot. Another found used condoms in the backyard.

"A lot of these guys wear Haven badges," she said. "I was walking to the store with my daughters the other day and this guy was going, 'Hey, marna-sota, let me you-know-what.' And I was thinking, 'What the hell, dude, these are kids.'"

Data Editor Joe Yerardi contributed to this report.

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HEARST

Moore-Love, Karla

From: Eng, Nate <Nate.eng@adidas.com>
Sent: Tuesday, August 09, 2016 11:39 AM
To: Hales, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Commissioner Saltzman; Hales, Mayor; Council Clerk – Testimony; ted@tedwheeler.com
Subject: Terminal 1 UNSAFE for All of Portland Community

Dear Mayor Hales & City Commissioners:

First of all thank you for your service and commitment to investing in Portland's children and families. My wife and I are part of a family neighborhood community located one block away from the proposed homeless shelter at 2400 NW Front Ave, Terminal 1 North. We are deeply concerned about the SAFETY of our family neighborhood and vulnerable members of Portland's homeless community. Hundreds of families live and play in the surrounding areas. There are already homeless campers within our neighborhood and we have experienced a number of scary negative problems – stolen property, knocks on our doors at 2-3am, drug related activities (needles found in bushes, homeless shooting up in public visibility), harassment, suicide attempts and near catastrophic homeless train encounters. The Montessori preschool (15 months to 5 years) is located blocks away from Terminal 1. It's already proven that mass homeless facilities have increased crime (Haven for Hope – 1,887 police calls in 2 year period, Springwater corridor increase in crime resulting in a frustrated Lents neighborhood community). Warehousing our vulnerable homeless community in a mass shelter that is deemed unsafe by DEQ standards is not the solution. Our neighborhood is absolutely sick to our stomachs at this proposed Terminal 1 homeless shelter because of the overall SAFETY of all members of the Portland community.

Let's do our due diligence together to find a compassionate solution to helping our vulnerable homeless community.

Sincerely,

Nate Eng
1746 NW Riverscape St
Portland, OR 97209

Moore-Love, Karla

From: Tom Maher <slade1971@gmail.com>
Sent: Tuesday, August 09, 2016 11:34 AM
To: Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Novick; Council Clerk – Testimony; mairblatt@gmail.com
Subject: Please do not approve Terminal 1's use as a Homeless Shelter

I understand this is not an easy situation but converting Terminal 1 into a homeless shelter is just moving the problem from one locality to another. You are not solving the problem. I live in the Riverscape area and I am concerned about the safety of my neighborhood, of my young daughter and the security of our investment in our primary home.

I have seen the situation in San Antonio being touted as a role of model for this kind of development. However, I have also seen reports on the dramatic increase in police reports in the same area. I am certain a similar situation will occur in our neighborhood if you convert Terminal 1 to a homeless shelter. Public safety in our area is already a concern, with reports of 'prowlers' in our neighborhood on a regular basis. Please do not make it worse.

You had a beautiful vision for this neighborhood when you promoted development of this area. Please stick to the plan and allow my daughter enjoy the benefits of the neighborhood. She loves to ride her bike and run along the fantastic waterfront, which will be impeded by this decision.

When you promoted development of this area you attracted developers and regular citizens to invest here. Don't betray those people who believed in your vision to revitalize this area. A homeless shelter here will stunt this development and impact these investments!

I plead with you, my elected officials, to not approve this decision. Since I became a US citizen 5 years ago, I have voted for each of you as I believe my values align closest with you. I will be so disappointed in you if you betray my trust.

Thanks

Tom Maher
Riverscape Owner/Resident

Moore-Love, Karla

From: lyden.shellie <lyden.shellie@gmail.com>
Sent: Tuesday, August 09, 2016 10:59 AM
To: Hales, Mayor
Cc: Commissioner Saltzman; Commissioner Fritz
Subject: NO Terminal 1

To Whom It May Concern,

The proposed homeless project at Terminal 1 is not only a BAD idea it is an insanely RIDICULOUS idea! As an Oregon resident and homeowner in NW Portland I find it appalling and disappointing that our city leaders have no other options for the homeless other than a beat up old polluted warehouse! To be honest if I were homeless I would rather sleep under the 405 bridge! PLEASE do not waste our precious time, money, energy and resources on this project. Portland is NOT San Antonio! Portland needs a GOOD long term option for the homeless and this is not it!

Thank you for your time.

Sincerely,

Shellie Lyden
1724 NW Riverscape Street
Portland, OR 97209

Sent from my Verizon Wireless 4G LTE smartphone

Moore-Love, Karla

From: William Thompson <wthompson4879@gmail.com>
Sent: Tuesday, August 09, 2016 9:15 AM
To: Council Clerk – Testimony
Subject: Terminal 1 Homeless Shelter

To Whom it May Concern,

I am a concerned citizen of the Portland district who is deeply troubled by the proposed actions of your office to make Terminal 1 a Homeless Shelter.

As you know, development in residential, commercial and industrial properties is Portland's best quality and it generates numerous jobs, businesses and more opportunities for growth in Portland. By attempting to open this homeless shelter you are stripping the fundamentals of job creation and taxable income for the City of Portland. Developing this property as it was intended in years past was the intent to grow the living space and commercial space of Portland's limited water front property.

This proposed Homeless Shelter will effect tens of thousands of families and businesses who are living/working in the newly-designated Pearl District (formally Riverscape Properties) and furthermore it will desecrate jobs, expansion, work-life, and child development. A homeless shelter has absolutely no sense for being in a populated area with our current and future generations at stake.

Lastly, this is not a suitable form for a homeless shelter. The idea of a 'homeless shelter' is to move it away from the core of development, not to impeach on it. Therefore, I am strongly against the development and/or any progression of Terminal 1 as a homeless shelter of any kind.

Let's put the working class back to work and continue the sale of the property as intended and become a hero to working class Portlanders.

Regards,

William Thompson
503.515.4879

Moore-Love, Karla

From: Jonie Walker <jonie@laddgroup.com>
Sent: Tuesday, August 09, 2016 8:46 AM
To: Council Clerk – Testimony; Commissioner Novick; Commissioner Fish; Hales, Mayor
Subject: NO Homeless Camp Terminal 1
Attachments: LaddLogo_grey.pdf; ATT00001.htm

Hello Mr. Novick, Mr. Fish and Mayor Hales,

My name is Jonie Walker and I am a 49 year old born and raised Oregonian, single mother of 3, who attended PPS. I have never written a letter before to a city council meeting, or attended one until the news about Terminal 1 being used as a homeless camp came up. My finance' (Garrett Peck, GM of Imperial Restaurant and soon to be Headwaters at the Heathman Hotel) and I bought our beautiful waterfront Riverscape condo last September. We absolutely love living on the water. We walk our 2 dogs down on the pier every morning after coffee and see eagles, falcons, fish jumping, baby ducklings, geese and lot's of other interesting wildlife. It is our peace, our sanctuary, we feel safe. We have met and socialized with our neighbors and know them by name, and their children's names. We cannot imagine looking to the left 2 blocks over Terminal 1 and seeing a homeless camp. We have many homeless camping tents just below the Fore construction site under the Fremont on the waterline, with more and more popping up every single day. We have reported this to the city many times, and it's ignored. As a yoga instructor and health insurance agent, I give and help people daily. Part of me feels very badly for these homeless citizens. The other part of me is mad that they are living in tents, spreading their garbage, defecating in our beautiful Willamette River, lighting smokey bonfires that pollute our fresh air when we open our windows. Our cars have been broken into, window broken, neighbors BBQ's, patio furniture and items taken from the porches, and needles found. The list goes on and on. I cringe to see families on their boats waterskiing and tubing knowing that humane waste is constantly being deposited in our beautiful river, not to mention the wildlife.

My neighbors at Riverscape, Waterline, Pacifica and new Fore Construction sites on both sides of our home and business' have united and come together to state our stance on this matter for a variety of reasons.

My main reason is safety. To walk alone as a woman any time of day is a luxury in some countries, not in Portland Oregon. This is my home, living on the water is my peace, we chose this home, this neighborhood, this view and worked very hard to obtain it. As I walk i smile and say Hi to children scootering and playing with sidewalk chalk, runners, bikers, birdwatchers, tourists, neighbors. Everyone is happy, everyone engaged and we so lucky and honored to live here.

I am very worried about the transportation to get to the proposed site. There is only 1 street (Front Ave) to access Terminal 1. This is a walk right by our home, our community and schools. How could you contain these people? When they want to leave I'm worried about loitering, using drugs, vandalism, assault and camping near our home. We have no gate, our front doors and windows open up to the public access. We have no protection.

Why put a homeless camp on the most expensive piece of industrial real-estate in Portland? It makes no sense. We have worked very hard, paid our taxes and are upstanding citizens of this beautiful state.

Thank you for reading and considering my letter.

Sincerely,
Jonie Walker

Jonie Walker

jonie@laddgroup.com

503.807.2148

08878

37225

Moore-Love, Karla

From: Garrett <gpeck.imperial@gmail.com>
Sent: Tuesday, August 09, 2016 8:40 AM
To: Council Clerk – Testimony
Subject: [User Approved] Fwd: Term 1

See letter below please.

GARRETT PECK
General Manager

Imperial/Portland Penny Diner
410 SW Broadway
Portland, Oregon 97205

503.228.7222

garrett@imperialpdx.com

<http://www.wweek.com/2015/10/27/the-restaurant-of-the-year-imperial/>

<https://www.youtube.com/watch?v=s35dqmK3WcY&app=desktop>

Begin forwarded message:

From: Garrett <gpeck.imperial@gmail.com>
Subject: Term 1
Date: August 9, 2016 at 8:37:45 AM PDT
To: mayorcharliehales@portlandoregon.gov, nick@portlandoregon.gov,
novick@portlandoregon.gov
Cc: Jonie Walker <jonie@laddgroup.com>, testimony@portlandoregon.gov

Steve Novick
Charlie Hales

My name is Garrett Peck and I am a resident of the pearl neighborhood in NW Portland and I want to state my extreme dissatisfaction with the fact that the city is even considering the warehousing of mass quantities of needy citizens into a concentration style camp on a superfund site in the lone industrial area of NW Portland. Why does anyone in the upper levels of Portland City Management think that this is a good idea, please let's come up with a variety of different solutions to address the issue of homelessness, but to warehouse the most feeble members of our society just sounds like another big band aid that is going to cost the taxpayers alot of money. It

seems like there are alot of county owned buildings and facilities that could be used/converted to house smaller groups depending on needs.

Please lets address the real problem and not jam all of these folks into a warehouse that is not suitable or zoned for anything but industrial uses.

GARRETT PECK
General Manager

Imperial/Portland Penny Diner
410 SW Broadway
Portland, Oregon 97205

503.228.7222

garrett@imperialpdx.com

<http://www.wweek.com/2015/10/27/the-restaurant-of-the-year-imperial/>

<https://www.youtube.com/watch?v=s35dqmK3WcY&app=desktop>

Moore-Love, Karla

From: Mair Blatt <mairblatt@gmail.com>
Sent: Tuesday, August 09, 2016 8:47 AM
To: Council Clerk – Testimony
Subject: Fwd: Testimony Terminal 1

----- Forwarded message -----

From: **Mair Blatt** <mairblatt@gmail.com>
Date: Tue, Aug 9, 2016 at 8:42 AM
Subject: Testimony Terminal 1
To: testimony@portlandoregon.gov, mayorcharliehales@portlandoregon.gov, dan@portlandoregon.gov, Nick Fish <nick@portlandoregon.gov>, Amanda@portlandoregon.gov, Steve Novick <novick@portlandoregon.gov>

"I am a Portland Resident and I am in opposition of using Terminal 1 as a site to warehouse homeless people."

Best regards,
Carolyn Allen
[503-333-6137](tel:503-333-6137)
Personal Assistant
Tom & Gwen Burns

(Forwarded by Marian Blatt as requested)

Moore-Love, Karla

From: Mair Blatt <mairblatt@gmail.com>
Sent: Tuesday, August 09, 2016 10:15 AM
To: Council Clerk – Testimony; Commissioner Novick; Commissioner Fritz; Commissioner Fish; Commissioner Saltzman; Hales, Mayor; Moore-Love, Karla
Subject: Re: Testimony: Riverscape Neighborhood
Attachments: 13873135_10154056243259690_9184246427741165054_n.jpg; 13895227_10154056243264690_2208739979111608832_n.jpg

I would like to add 2 more photos of our neighborhood for review.

Thank you!

Marian Blatt
1684 NW Riverscape Street
Portland, OR 97209

On Tue, Aug 9, 2016 at 10:12 AM, Mair Blatt <mairblatt@gmail.com> wrote:

Dear council members,

Please take a moment to review the photos of our neighborhood that are attached prior to tomorrow's city council meeting. Riverscape Townhouse are about 150 yards from the proposed Terminal 1 homeless shelter site. Our neighborhood is full of families with small children who play outside, whose front doors and bedroom windows are facing public walkways. Our children play outside daily. This is a unique downtown neighborhood, not a secure locked up high-rise. The proposed shelter that is being rushed through is going to change their childhood. It will strip them of the safe feeling they have and these kids are going to grow up indoors. As a city, we're better than that. We HAVE to consider our children as we consider our homeless population.

PLEASE consider the neighborhood children as you are deciding what to do about this problem. Terminal 1 for homeless is a TERRIBLE idea!

On behalf of the families living at Riverscape,

Marian Blatt
1684 NW Riverscape Street
Portland, OR, 97209
503 708-9163

37225

SHARPS

Garbage Only



37225

FDC
↓



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ATM
DELI
BEER
WINE

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37225

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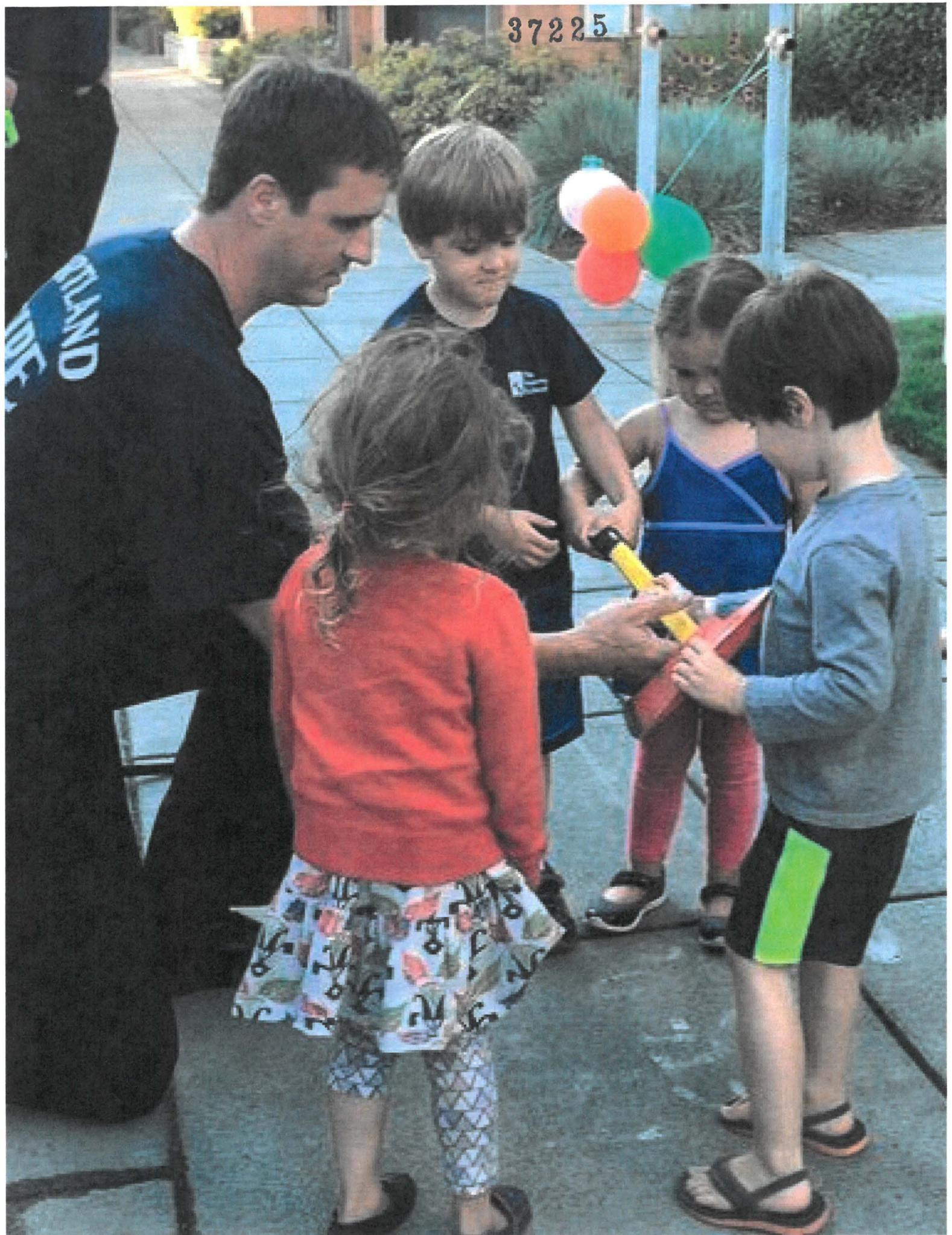
37225



37225



37225



37225



37225

1716



Moore-Love, Karla

From: Kinsella, Ryan
Sent: Tuesday, August 09, 2016 8:42 AM
To: Moore-Love, Karla
Cc: Campuzano, Claudio; Merrell, Melissa; thestream7@gmail.com
Subject: Memo to Council regarding agenda item #923
Attachments: PUB memo to Council RE Terminal 1_final.pdf

Good morning, Karla.

Attached is a memo from the Portland Utility Board to Council regarding agenda item #923. Portland Utility Board members will be sharing this memo with Council as part of their testimony on this item. Could you please distribute this memo to Council prior to tomorrow's hearing?

Thanks much,
Ryan

City Budget Office | City of Portland
ryan.kinsella@portlandoregon.gov
503-823-6960



CITY OF PORTLAND

Portland Utility Board

Kendra Smith
Co-chair

Allan Warman
Co-chair

Alice Brawley-Chesworth

Meredith Connolly

Cindy Dietz

Janet Hawkins

Gwynn Johnson

Collen Johnson

Robert Martineau

Lee Moore

Julia Person

Marie Walkiewicz

To: Mayor Charlie Hales
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Steve Novick
Commissioner Dan Saltzman
Auditor Mary Hull Caballero

From: Portland Utility Board

Subject: Disposition of Terminal 1 North by the Bureau of Environmental Services

Date: August 8, 2016

The Portland Utility Board (PUB) was established to advise City Council on matters related to the City's water, sewer, stormwater, and watershed services, on behalf of the citizens of Portland. Its creation was in part, a response to previous Council decisions where ratepayer funds were used for non-ratepayer purposes and not sufficiently vetted. The PUB can assist the Council in determining when expenditures and activities of the Bureau of Environmental Services and the Portland Water Bureau are appropriate and help restore trust with the City's ratepayers. With these two charges in mind, the PUB has reviewed the background regarding the Terminal 1 North site and the proposal before Council to repurpose the property for other City services. While the PUB acknowledges the seriousness of the housing emergency facing the City, the PUB has several concerns regarding the timing of this proposal, the process, and yet-to-be determined details of a negotiated agreement for repurpose.

Moving forward with resolution without additional analysis could impact the return on the ratepayers' investment for this asset, potentially jeopardize its sale, and negatively impact the public's trust in Portland's public utility agencies. As a large piece of industrial land on the river, Terminal 1 North holds the potential for job creation, economic growth, and increasing the tax base. Taking the site out of industrial use, even temporarily, means the potential loss of this alternative.

Timing of Proposal

Over the last two years, BES has worked through the City's established surplus property process to dispose of an asset purchased with ratepayer resources to serve a temporary – albeit long-term – ratepayer purpose during the construction of the CSO tunnels. This process will culminate with the receipt of bids from potential buyers on August 15. The disposition of the Terminal 1 North property during the current, robust industrial real estate market would provide value to BES customers. It is anticipated that the bids will not only cover the property's original purchase

price, but the subsequent costs incurred over the last several years necessary to prepare it for resale. If the City Council chooses to take action on August 10th, five days before the bid deadline for this property, it will effectively undermine the opportunity for BES to determine the fair market value of the property.

The PUB therefore ***encourages the City Council delay any action regarding Commissioner Saltzman's proposal to allow the fair market value of the property to be determined by the sale process.*** This will set a baseline for future negotiations while respecting the disposition process and prior commitments to BES customers. Failing to meet these prior commitments is detrimental to improving trust between City bureaus and the citizens of Portland. Disrupting the process at this late junction erodes the trust of the business community with regard to the disposition of property by the utilities; it could impact the value of City property by increasing perceived risks and transaction costs.

The Process and Details

BES no longer needs Terminal 1 North to service its customers, and has followed proper disposal processes according to the City's surplus property policy. Any proceeds from the immediate sale would be returned to the BES Construction Fund, to comply with bond requirements and best practices. These added construction fund resources will allow BES to delay or decrease future bond sales for construction projects and address much needed investment in aging infrastructure, helping to delay or slightly reduce rate increases.

Should the City Council take action to proceed with a proposal to lease Terminal 1 North to the Portland Housing Bureau rather than sell it through the surplus property process underway, the PUB recommends City Council address the following issues in order to protect BES customer interests:

- Most importantly, the PUB urges the Council to ensure that BES customers will be held harmless and fully compensated for the use of the property at market rates. The currently proposed floor of \$10,000 per month is well below the current market analysis.
- If the property is to be leased, articulate the terms and what benefit BES customers would receive including: the length of lease, amount, who pays upgrade costs, and liabilities (such as appropriate use of utility resources for other City bureau activities).
- Identify if there are additional insurance, bond, legal, or safety risks that require consideration, and if so, who bears those costs/risks.
- Identify impacts on other currently scheduled work, if the utilities are directed to prioritize improvements at the site.
- Articulate how existing City requirements and other obligations will be met and paid for with this proposal in both the short and long term including: industrial land use zoning conflicts, infrastructure or site improvements, consistency with the comprehensive plan, availability of industrial employment lands, loss of a water accessible terminal, and replacement of use without impacting existing natural/green waterfront in the future.
- Provide a cost-benefit analysis of the use of Terminal 1 North vs other options in the Portland Metro area to meet the immediate and long term needs identified in the proposal. Identify what would happen when the current state of emergency used to justify the proposal is lifted or extended.

The PUB would welcome the chance to review such information and offer further advice. It is critical to avoid any perceived or real conflict in the use of utility funds for City activities unrelated to provisioning of utility services.

Moore-Love, Karla

From: Paul Eddolls <paul.eddolls@yahoo.com>
Sent: Monday, August 08, 2016 10:21 PM
To: Council Clerk – Testimony
Subject: Fwd: Proposed terminal one homeless shelter!!

Sent from my iPhone

Begin forwarded message:

From: Paul Eddolls <paul.eddolls@yahoo.com>
Date: August 2, 2016 at 11:56:43 AM PDT
To: cctestimony@portlandoregon.gov
Subject: **Proposed terminal one homeless shelter!!**

Dear council clerk ,

I am writing to express my concerns over the proposed homeless camp on Northwest Front Avenue. As a physician and a local and national expert in the consequences of Adverse Childhood Experiences, I find the homeless crisis in this city to be upsetting in many ways, and I fervently hope that the city council will find a compassionate, sustainable solution to this situation. I understand that you are conceptually opposed to this experiment due to the potential economic impact of replacing an industrial, job-producing space with this shelter. However, I am more concerned that the city council seems to have forgotten that this is not an exclusively industrial area, and may have forgotten that there are residential developments a mere block away from the proposed site. Therefore, I have additional questions that I believe should be thoroughly addressed by city council before undertaking such an expensive experiment.

I live about two blocks from the proposed site, so I am very familiar with the area. Since purchasing my current home four years ago, I have witnessed a homeless man's bicycle trailer being run over by an Amtrak train as he ignored the barriers and signals indicating that a train was coming. I have also witnessed a mentally ill homeless woman attempt to climb over the railing to the river, a forty to fifty foot drop that would have undoubtedly killed her had we not intervened. The proposed site for this homeless camp is only a block away from active railroad tracks, and is obviously on the river, which makes me concerned that homeless persons (particularly those with mental illnesses) may not be safe in this location. The warehouse in question appears to be derelict, requiring extensive rebuilding to make the location safe. My fear is that major accidents, including loss of life, are not only likely but inevitable in this location. Additionally, the proposed site is a former superfund site; the long-term health effects to the people housed in this area cannot be guaranteed. These risks may be different for an industrial site in comparison with a residential facility. **Does the city assume liability for**

any injuries or loss of life due to these conditions, and does the cost of this liability get passed on to the taxpayers?

The homeless crisis in this city is unfortunately accompanied by an increase in crime. The stories in the news describe increases in violent crimes and weapons-related crimes wherever the homeless are encamped, most notably in the Springwater Corridor and Waterfront Park. We have already experienced a slight surge in petty crime in our development such as graffiti, theft and vandalism; seen an increase in garbage (including needles and other drug paraphernalia); and have watched homeless persons openly carry weapons through our neighborhood in recent weeks. If the homeless shelter is located one block away from the end of this development, the only viable route for the homeless population to reach the city core is to walk or bike directly through our neighborhood and our development.

According to the San Antonio News, police calls jumped by 42% within the half mile radius of the Haven for Hope facility within the first two years. Despite meetings with the city council, residents report that there has been little improvement in the crime increases in their neighborhoods – and see the deterioration of these neighborhoods due to prostitution, gambling, and drug dealing (www.mysanantonio.com, “Haven for Hope causing headaches for neighbors”). The same news article outlines the fears that members of this neighborhood currently hold. **What measures will the city be taking to ensure the safety of the hundreds of homeowners and renters (not to mention the businesses) in this area? Will there be a need for an increased police presence along Front / Naito Avenue?**

A preschool for children ages 15 months through 5 years is a short five block walk from the proposed site, and would be along the route that the homeless population would be traveling to get to the center of the city. This includes an outdoor park / play area that the children use during the day. As previously mentioned, we have already seen an increase in litter and vandalism in our neighborhood, including around the school, and fear that the children’s play area will soon be plagued with the same problems. Hopefully this wouldn’t include used needles and other drug paraphernalia, but I am not certain that that can be assured as I have already seen needles and broken alcohol bottles on my walks through this area. I have been told by my neighbors with small children that they have the same concerns for their children living in this neighborhood. **How will the city council ensure the health and safety of the children who live in this area, or attend the preschool so near to the proposed site?**

Like my neighbors, I bought into an expensive development on NW Riverscape Street. These properties currently range from around \$500,000 to \$1.5 million each, representing collective personal investments of many millions of dollars. It is a significant concern that our resale value will drop dramatically once this homeless facility is constructed, given that most people will not willingly purchase a luxury property in such close proximity to a facility that is feared to attract drug use, vandalism, theft, and violent crime.

This concern is likely shared by the developers who are still in the process of constructing multiple apartment buildings with direct views of the proposed site, and who will likely see unrented apartment units, and thus a loss of revenue, once this site is constructed. I would not be surprised to see the developers of this luxury apartment complex in a legal battle with the city if this project is approved. It seems that the city would be expecting the homeowners in this area to solely and unfairly assume a significant personal financial burden in order to address the city-

wide homeless problem. **Will the city be compensating the hundreds of residents of the NW Riverscape area for the loss in property value, or the developers of the apartment complexes for the un-rentable units that will ensue from the execution of this experiment? Will we see a compensatory drop in our property taxes when our property values diminish?**

The expense of this project is additionally concerning. My understanding is that the initial cost will range between \$60 and \$100 million, but that does not account for ongoing costs once the facility is running as expected. Haven for Hope in San Antonio required the collaboration of 78 different governmental, non-profit, and faith-based organizations to operate – not the will of a single private developer. **What is the proposed source of this ongoing funding? Will it be dependent on philanthropy, or tax levies (neither of which is particularly stable)? Does the developer have the necessary support from a similar breadth of stakeholders that Haven for Hope needed to obtain in order to survive?**

According to studies from the University of Pennsylvania, the results of transitional models of housing have usually not been successful. In fact, the U.S. Interagency Council on Homelessness considers models that provide assistance in permanent housing as the best practice for addressing homeless crises, which is why Housing First is the national strategy – that is, giving the homeless homes first, services second. This strategy has been found to be more cost effective than transitional housing, with some studies showing that the per-person cost is almost one-third the cost of running a permanent shelter. Utah adopted a housing-first strategy in 2005 and has seen dramatic decreases in the homeless population since (www.expressnews.com: “Haven for Hope bucks ‘Housing First’ strategy;” www.endhomelessness.org, “Fact Sheet: Housing First”). **Does the city council have a particular reason for not following this model, which has demonstrated cost-effectiveness and long-term success?**

If a permanent shelter seems a necessity for this city, a short-term solution that has appeared frequently in social media is the use of the Wapato facility in North Portland. Given that this facility is already constructed, addresses the safety and security of the residents, and still allows for expansion on the site if needed, **wouldn't this be a more cost-effective alternative for an 18 month experiment?** The location also wouldn't threaten the financial investment of the residents of the area – presumably being located near a prison is less desirable in terms of property values than being located near a homeless facility. It would cost far less to refit the property and provide transportation in and out of the area than to start from scratch at a new site. While previous studies into this matter have suggested that the costs of refitting the property would be high, these numbers are still far less than the \$60-100 million price tag that Terminal 1 carries for set-up, followed by \$15 million for annual operating expenses. If the experiment were successful, then the city council could examine long-term sustainability of the Wapato site versus moving to another area.

I sincerely empathize with the difficult position that city council finds itself in with regards to your attempts to resolve Portland's homeless crisis. I believe there are more fiscally responsible options for addressing this crisis than investing up to \$100 million in new construction and development for an 18 month experiment, and that doesn't threaten the safety and financial health of a thriving part of the city.

Thank you for your attention to this matter.

Paul Eddolls
1710 NW Riverscape Street
Portland, OR 97209
Sent from my iPhone

Moore-Love, Karla

From: John Hardy <Jhardy1101@msn.com>
Sent: Monday, August 08, 2016 8:59 PM
To: Council Clerk – Testimony
Subject: Written Testimony for Hearing on Homeless Shelter

Hearing on Terminal 1 Homeless Shelter Proposal:

Thank you for the opportunity to provide my written testimony to the Portland City Council.

I work at Emerson Hardwood Company at 2279 NW Front Avenue and have since 1998. In case you are not familiar with Emerson, we have been employing Portlanders and paying taxes since 1907. That is 109 years of employment and taxes. I don't think any of our present homeless population has been employing Portlanders or paying taxes since 1907. I am testifying not for Emerson or as a representative of Emerson, but for myself and all the other workers and residents who work and live near the proposed shelter. If you are sharp you will realize that our location at 2279 NW Front Ave is almost directly across the street from the proposed homeless shelter. I do not own the Emerson Hardwood Company, I do not own the property, so I unlike Homer Williams, a prominent developer in the Pearl I do not have a interest in the worth of the property near the proposed shelter once you change the zoning from industrial to a type that allows housing. I think he does. If the Longshoreman's Hall, Emerson Hardwood and the other businesses across the street are forced out due to the problems that the homeless population will bring, and the city relocates the camp in the future to another part of the city, think of what that riverfront property will be worth to a buyer like Homer after shedding its industrial zoning. While I hope that the developers that are pushing for this camp on Front Avenue have altruistic motives, I think they are more interested in how the zoning change would line their future pockets.

I have not read where the city will pay for 24 hour security at the businesses, union hall, apartments and condos near the shelter. I guarantee this security will be necessary. If we and our neighbors don't have security 24 hours a day we will have a constant stream of people fanning out across N.W. Portland trying to make a living off our cars, offices, apartments condos, businesses, and warehouses. If you are familiar with our neighborhood, you will already know that this area immediately around the proposed shelter is a largely a no-persons-land after dark. Add 400 plus homeless people who largely get their daily cigarette, drug, alcohol and food expenses from stealing, begging and scamming, you have a problem. I hear that there will be drug and alcohol counseling services available onsite, but as you know, many people, wealthy, middle-class, poor and homeless struggle for years with these problems. These issues will not go away with this transient population just because you have an on-site drug and alcohol program and provide a roof over their head.

As Nick Fish has pointed out, this is a warehouse. It has no heating, air conditioning, and adequate plumbing. It probably is not earthquake proofed and I am not sure that it has a fire suppression system. It is a warehouse that needs to be used as a warehouse. It is not located in residential area. It is zoned industrial and should be kept that way. If Portland keeps eroding its job producing areas, where are Portlanders going to make a living? We can't all work at Starbucks™. If it is sold it can create middle class jobs. If it is turned into a shelter, it will turn into a multi million taxpayer sinkhole. If we couldn't afford to fix our roads without a large gas tax increase, where are the tens of millions of dollars to build and operate the shelter going to come from? You claimed you didn't have it for the roads, so why do you think you have it for the homeless?

Finally, I know the U.S. Constitution has no provision guaranteeing a roof or "shelter" for each of its citizens. I don't believe that the Oregon Constitution has this type of provision either and I do not think that the Portland City Charter guarantees a roof over its citizens. In short, we don't legally owe the "homeless" any "shelter". If any services are provided, they should be based on the approval by referendum by the citizens of Portland. If you think that authorizing spending tens of millions of our money on this shelter and to ruining a job producing work area in the process is such a great idea, put it to a vote.

I
 John Hardy
 7325 SE 21st Ave
 Portland, OR 97202

503-278-6145

Paying Portland Property Taxes since 1985

Moore-Love, Karla

From: Veda Nomura <vnomura@gmail.com>
Sent: Monday, August 08, 2016 4:22 PM
To: Council Clerk – Testimony
Subject: Letter for city council meeting on August 10th

To the City Council,

We are residents of Multnomah County, and are concerned about the proposal to turn Terminal 1 into a shelter for homeless people.

Warehousing a large group of vulnerable and marginalized people is not the best solution to address Portland's homeless crisis. The homeless population is not a homogeneous group. For some people, homelessness is a short term problem, for others, it's a chronic problem. The homeless population includes families, children, run-aways, sex offenders, drug addicts, alcoholics, and people with mental illness issues. All of these different groups have different needs. Putting them all together in one place is not a good idea and it's not safe.

Does it make sense to isolate these people on an industrial site that is not generally safe? This site is zoned for industrial use for a reason. It is in a Superfund site that is adjacent to a busy road, near railroad tracks, and a sea wall. This is not the best situation for children, people with mental illness, or individuals who have substance abuse problems.

Have we considered more alternatives; a more distributed approach? From what we have read, it sounds like a developer looked at a program in Texas and is now trying to ramrod this idea through the city council without getting input from the homeless community itself, local businesses or other residents of Multnomah County.

We feel it would be better to develop more effective housing rather than interning the homeless population. The Terminal 1 building proposal is modeled after the Haven for Hope Texas program. Reading articles about Haven for Hope, it has been criticized as being a magnet for crime, as well as making homeless people less visible without ultimately helping them. Some people, according to the article, felt it was a way to keep homeless people away from downtown and keep them in one place. By the second year of its operation, police calls had gone up 42 percent. "Nuisance" calls, such as drunkenness, prowlers, fighting, rose more than 12 percent. Calls related to vice, such as prostitution and gambling, rose to 580 percent, compared with the year before Haven for Hope opened.

We need to be looking at real solutions, such as developing more affordable housing, as in the successful "Housing First" approach in Utah, and not warehousing people at the Terminal 1 location.

Sincerely,

Dave and Veda Nomura

Moore-Love, Karla

From: Ted Timmons <ted@perljam.net>
Sent: Monday, August 08, 2016 3:34 PM
To: Commissioner Novick; Commissioner Fritz; Council Clerk – Testimony; Commissioner Fish; Commissioner Saltzman; Hales, Mayor
Subject: Terminal 1 homeless shelter testimony notes
Attachments: TedTimmonsTerminal1homelesssheltertestimonynotes20160809.pdf

Mayor, commissioners, and council clerk, my testimony notes for tomorrow's Terminal 1 homeless shelter discussion are attached. TLDR version: we need to do it. We need to do many other things too; the self-organized model of Hazelnut Grove seems like an effective template for small settlements throughout the city.

Ted Timmons

Notes from Ted Timmons, neighbor in NW district:

- The Terminal 1 Warehouse 3 (T1W3) building was used for the big TrackTown meet recently, they were able to add athlete and fan facilities including bathrooms, showers, and even temporary air conditioning. Clearly the building is habitable.
- TrackTown got a temporary waiver on the IH zoning; if the homeless state of emergency means anything, it should qualify for a TEMPORARY waiver too.
- We can't push people around to various unofficial camps
- Hazelnut Grove is relatively successful as transitional camp/mitigation. Why? Certainly self-regulation is key. Seems the self-organized approach works well.
- What happened to the temporary shelters/sleeping pods? Why don't we have clusters of them all over town? Seattle has a few of these, with shared kitchen/facilities and very simple sleeping pods/microhouses.
- One of the complaints is about the size of the Terminal 1 proposal. Sure, smaller is probably more manageable. Put Hazelnut Grove-style camps in every neighborhood of the city, including Hales' Eastmoreland, Wheeler's Goose Hollow, my NW, and so on.
- Is it morally acceptable to put people in a mass shelter or a campground? No, but it's better than what we're doing today. Let's stop talking about a perfect future and work on incremental improvements today.

Negative comments from NW neighbors on Nextdoor; the subtle and blatant classism is embarrassing:

"I don't see how moving 1,700 homeless, including outpatient services for sex offenders is good for the NW neighborhood."

"Homeowners pay \$500,000-\$1,000,000 for the privilege of living on the beautiful Willamette River. They pay huge property taxes. ... We are already suffering from thefts & drug users in our front yard. Adding 1,500 homeless to our neighborhood will destroy my living environment & property values. Over 80% of folks offered help refuse it, not wanting to follow rules of shelters (per Portland Police Sergeant addressing NWDA Safety & Liveability Committee)."

"to somehow suggest a dilapidated uninhabitable structure is a good option"

"Terminal 1 is "NOT" somewhat isolated from the residential areas nor it's the answer.

Just a block or so away are condos and townhomes valued from \$500K to over \$1.5 mil, not to mention endless number of apartments, as well as daycares and schools nearby. "

"Building a shelter at Terminal one will halt the current progress of the city. ... what city would provide riverfront for a shelter?"

Moore-Love, Karla

From: Brooks English <english.brooks@gmail.com>
Sent: Monday, August 08, 2016 2:01 PM
To: Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Moore-Love, Karla; Council Clerk – Testimony; deborah.kafoury@co.multnomah.or.us; ted@tedwheeler.com
Cc: Jamieson English
Subject: Proposed Terminal 1 Homeless Facility

Dear Mayor Hales and Members of the City Council-

Work precludes us from attending the City Council meeting this Wednesday, August 10th, but we wanted to express our strong opposition to the proposed homeless facility at Terminal 1.

My family lives in the Pacifica (1830 NW Riverscape St.), which is adjacent to the Terminal 1 lot (2400 NW Front Ave). I moved to this beautiful waterfront community 8 1/2 years ago excited to start a family where the public schools were some of the best in Portland. In the last 2 years our quality of life has diminished as the homeless population has skyrocketed. There are piles of trash, needles and condoms left around our neighborhood. We've had people sleeping underneath our building awning and bathing in our community fountain. I've gone for runs pushing my toddler in her stroller and had to maneuver through camps of people getting into altercations, cursing, yelling and pushing each other. On one run with my daughter I was verbally threatened as I mistakenly made eye contact with the wrong person. I just looked away, kept my mouth shut and kept running. Fortunately, nothing more came of it but who knows if next time I should be as fortunate. I never imagined we would be raising our daughter in this kind of an environment. The proposal of housing hundreds of homeless in a warehouse adjacent to our neighborhood where families are raising their children is completely unacceptable. There is a Montessori school blocks away from this site. There are multiple bus stops for the school children that go to Chapman Elementary, West Sylvan and Lincoln High School a block from this site. I am extremely concerned about the safety of our children and frankly, even the safety of others in the neighborhood. The idea of housing hundreds of homeless in a warehouse adjacent to this sizable residential neighborhood with many young children that is continuing to grow should be criminal. Think about your children, your grandchildren, your nieces and nephews and how you would feel if a warehouse housing hundreds of homeless was going up right next door to them. Think about how that would affect their daily lives, their well-being, their safety and sense of security. This is not the right answer. The right answer is not housing hundreds of homeless adjacent to a sizable residential area that is continuing to grow. This is a residential area that is quite serene and beautiful. This is an area that people come to walk, run or bike along our waterfront with their families. This is an area where the Montessori kids walk across the street and explore the outdoors and river view several times a week. Please put yourself in our shoes with the well being of your family in mind. This proposal is not acceptable for the community.

Very concerned family,
The Englishes (Brooks, Jamieson and Quinn)
1830 NW Riverscape St. #311
Portland, OR 97209

Moore-Love, Karla

From: Robert Curtis <robcurtis33@gmail.com>
Sent: Sunday, August 07, 2016 9:54 AM
To: Hales, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Commissioner Saltzman
Cc: Turner, Kimberly; Council Clerk – Testimony
Subject: Terminal 1 Opposing Email Testimony, Aug 10th Agenda

Dear Mayor Hales, Mayor Wheeler, and City Commissioners:

I appreciate the opportunity to send you an email about the proposed homeless shelter at 2400 NW Front Ave, Terminal 1 North. I own and live at 1730 NW Riverscape Street, which will be less than two blocks away from the proposed homeless shelter.

I sympathize with the situation you are dealing with it. Homelessness is a massive issue, but I have some serious reservations about the option being considered

1. Has the city done the proper due diligence to ensure that the homeless will be safe on land that doesn't meet DEQ standards for residential occupation?

You are reviewing the option of putting a city funded and sponsored shelter in an area that the DEQ has previously stated as a potential source of contamination into the Willamette River ([link](#)). There are already DEQ officials saying that the land would need to be re-evaluated if it was shifted away from an industrial site and might not be suitable for urban residential exposure without additional work ([link](#)). Fore Properties is on record saying they have spent millions of dollars removing and disposing of contaminated soil to meet DEQ's higher residential standards ([link](#)). This doesn't even go to the poor condition of the building, proximity to the rail road tracks, and the immediate area around Terminal One with multiple safety hazards that are currently not available to the public.

It doesn't take a far leap to see a class action lawsuit against the city for placing homeless in this area. A smart attorney will use the testimony of the very agency whose claims you are using against Monsanto as justification to why Terminal 1 was unfit for residential occupation. It's one thing for homeless to trespass and get sick from unsuitable land. It's another thing for city council to vote it in and make it one of their best options. Have you assessed the legal liability and the potential cost to the taxpayers in the future with this plan?

2. How effective will warehousing without other amenities be especially with only one bus line from downtown?

San Francisco recently tried a similar conversion with moved Pier 80 and the general response was negative ([link](#)) before it was shut down. There was an often 30 vacant rooms a night ([link](#)). According to the San Francisco chronicle, the cost to run that facility was \$229.88 per night per bed. If the price is comparable ... you can go on [hotels.com](#) and stay at the Benson/Hotel deluxe on a weeknight.

Sarcasm aside, I've read numerous articles on how homeless avoid warehouse shelters in particular, because they are perceived as unsafe. Are these facilities a cost effective way to house the homeless? How effective has temporary warehousing been in other cities?

3. What's the opportunity cost of this decision?

Recently, the PBA came out and called for open bids for Terminal 1 instead of a temporary homeless shelter ([link](#)). Mr. Fish brought up the shortage of prime industrial land and how this decision would be inconsistent with the Comprehensive Plan. If Portland is going to actually meet the goals listed in the Comprehensive Plan, it is going to need a plan to secure high paying jobs. We've seen Tanjin leave the port costing the city \$83M and two other major carriers (Hapag Lloyd and Westwood) leave. Are there not other options that don't have the market value or potential job creation value that this individual site has?

4. Is the Portland Police Department currently equipped to handle the increased homeless presence in the neighborhood that this shelter will be part of?

This is not like a shelter that is outside a neighborhood. This area is a densely populated neighborhood with a public use walkway that is maintained by the homeowners associations. It's part of our living area. Unfortunately, there are limited access ways to the proposed location that don't go through our neighborhood, which is only made worse by the fact that there is only one bus line that goes to the proposed shelter. We know that living near downtown forces you take precautions, but your proposed shelter is going to significantly increase the homeless population in this area of town and that has ramifications. We are blocks away from a Montessori school with two outside playgrounds that can be easily accessed. Also, the walking paths to the Pearl and NW Portland are not well lit and have trains that pass by inhibiting visibility making them prime areas for assaults for both the homeless and residents.

Ultimately, the decision made here today will have massive long term implications for the people who have invested in our community. The open question I have is why consider this location instead of others that don't have the industrial economic value OR the potential liability to the city? The proposal today is not about Homer Williams's future plan. The proposal today is whether you forego the sale of a \$14MM piece of industrial property which will create jobs in Portland to allow a temporary homeless shelter you are unsure is safe. If the city council believes in Homer Williams's plan, find a location that doesn't sacrifice so much and do a counter proposal to him. If he is being truthful about his intentions, then going to the #2 or #3 location on the wish list isn't going to stop him.

Thanks,

Rob Curtis

Moore-Love, Karla

From: wayne wignes <wwignes@pdx.edu>
Sent: Saturday, August 06, 2016 9:22 PM
To: Council Clerk – Testimony
Subject: Re: Terminal 1 Testimony for Aug. 10th
Attachments: Terminal1_Wayne_W.docx

ahhhggg! apologies. I had a typo. Please use this one. This will be my lat update.

On Sat, Aug 6, 2016 at 9:19 PM, wayne wignes <wwignes@pdx.edu> wrote:
Please disregard that attachment and use this one. Thanks again.

On Sat, Aug 6, 2016 at 4:56 PM, wayne wignes <wwignes@pdx.edu> wrote:
On the chance I don't make it Wednesday or that there is not enough time to say all I have to say when I do, here (see attachment) is my testimony on the Terminal 1 issue. Are these testimony documents available to the public anywhere?

Thanks.

Testimony on the use of Terminal 1 north as a homeless shelter/ bunker house.

Aug. 6th, 2014

Wayne Wignes

- **River district plans failure.** The River District plans of 1994 and 1999 through which Terminal 1 south came to be zoned residential specifically called for a certain percentage of development to be affordable housing. In the Directors message of Nov, 2014 [3] Traci Manning acknowledged that not only has the number of units far surpassed what was the target of the plan, but the affordable housing aspect of the plan has not keeping pace with this market development.

Furthermore, preserving the amount of shelter beds was the one form of housing explicitly avoided in the plan. The reasoning for this was in part because of two facilities constructed outside of the River district (Clarke center and Jane's place), but ultimately it seemed to rely on the idea that getting people directly into housing is a superior strategy to ending homelessness. Obviously this is not working. On the contrary homelessness has only increased. I'd even go so far as to argue that homelessness is fundamentally a different way of life altogether (lack of privacy and property ownership), one which simply lacks options on the free rental market which are conducive to it (see my very last bullet point in this document for clarification on this), i.e. homelessness is not solved, but it can be dealt with much more effectively.

Group identity is something evolution left us predisposed to. When it comes to homelessness it can make the difference between shame, un-safety, and conflict between people vs. contentment, safety, and trust between people. Naturally, people need a PLACE to achieve such group identity.

These things considered, **the River implementation plan of 1999 was WRONG for blatantly ignoring preserving the percentage of infrastructure and habitat for the poor, or for deeming it acceptable they be relocated across the river in the first place.**

Being as the lower classes of Portland have as much or more cultural history as anyone to that area, it seems especially important that this be remedied in a time when that area is being overran by a distinctly different demographic who increasingly are changing the area to suit their tastes, culture, and economic status and thereby alienating and displacing those with roots in that area.

- **[in response to] safety concerns of neighbors.** Though homeless are known for drug use, statistically homeless are less violent than those indoors. To quote a report from the National Institute of Justice [2],

"The results comparing homeless versus housed persons were similar to those for the subgroups based on characteristics of arrestees. Homeless persons were charged with fewer violent crimes and were more likely to have been arrested in the previous 12 months. In addition, homeless persons were more likely to be involved with drugs and alcohol.....law enforcement staff and the public need to become more aware that homeless persons do not appear to be the more violent offenders. The much higher arrest rates of homeless as opposed

to housed persons in the sites suggests the need for alternative approaches to maintaining order and promoting justice in our communities."

In fact, homeless may be victimized by non-homeless more so than the other way around. In either case there is little comparison between the safety issues involved in sleeping on a sidewalk and being indoors. From personal experience I'd say what violence exists among homeless is overwhelmingly often amongst themselves. Though drug can be a problem, I urge the council to consider that,

1. **If given a place to clean up, people often do so**, especially if and when some sense of community is allowed to grow. I myself have worked (day-labor) with at least three people who went out of their way to tell me they were staying in the Bud Clark commons. They clean up nicely and have positive things to say about it. One who currently is staying there is a heavy alcoholic, and I was surprised to see him healthy, clean, and sober lately.

But eighty beds with four month time limits is not enough to serve the thousands of homeless in Portland. More of it would be a good thing

2. **Portland is different than Texas.** Some have cited increased police complaints (which is to be differentiated from actual increases in crime) around Haven of Hope in San Antonio.

When I was in Dallas, TX a man was beat to death ten feet from where I slept the night before. The one cop I crossed down there – without even looking at me while I was walking down a completely abandoned and empty road - pointed at me and told me to get on the sidewalk. I also noticed that though there is much available land (things are spread out in Dallas), no one seemed to be camping outside. This says to me that if San Antonio is anything like Dallas, then it makes sense why drug addicts would lurk around Haven for Hope; there is nowhere else for them to go.

In Portland however, this is obviously not the case. Why would someone seeking to do drugs lurk around a neighborhood they are not wanted in when they can walk half a mile and hang out downtown, across the river where there are entire encampments of drug addicts, or walk two miles and be completely lost in the forests? Neither is Portland that dangerous.

3. **Homeless around schools and prowling neighborhoods.** Go to couch park which is walking distance from Terminal 1; homeless are already camping outside of elementary schools. Kids are already stepping on needles downtown. Giving them a place where they can actually be during the day would probably only improve this.

As for homeless lurking and causing trouble around neighborhoods, experience tells me this type of behavior is not automatic among homeless. When a large group is allowed to form, these bad apples are often put in check and homeless do self-regulate. The caveat to this I believe is that people must be visibly exposed to one another so that activities are apparent to all, drug users do not have the privacy needed to get high and fornicate, and thieves do not have storage space.

The mission in Eugene is a good example. When I was there 3-4 years ago it gave people a relatively comfortable place to be during the day, guaranteed beds, and storage. The surrounding area (Whiteaker) has a distinct sense of culture and has embraced homeless as being part of it. Neither do kids seem to be endangered.

Psychologist Sean Fisher [1] found in his study on homeless populations that "homeless people bouncing from shelter to shelter were more likely than homeless people living on the street to commit violent crimes". This considered, it is worth pointing out that shelters in Portland cannot accommodate nearly everyone out here. The most up to date zoning code I could find on mass shelters require they be open eight hours per day, yet none but TPI do it, and even then it is just 50 plastic chairs facing nothing but a very controlling staff desk. **Creating a centralized space where people can actually find a guaranteed bed and need not jump around could be a good thing.**

- **Environmental arguments:**

1. People camping along the Springwater corridor and elsewhere in Portland is not exactly helping the environment
2. The proposed homeless campus is more than a shelter; half of it is transition housing. This model of shared bunker style housing improves density by a factor of two or more when compared to some of the most efficient affordable units. Furthermore, sharing/ reuse increases dramatically in situations like this. Were we to look into it, I'd even suspect consumption of goods in general decreases as the need to escape the house by paying for non-essential goods and services is in part negated with access to people being at ones disposal, which brings me to my final point....

- **Something like this should be on the free rental market.** Were this homeless campus to do away with the free dental/ medical and shelter aspects of the campus (perhaps even the 18-month time limits), and instead charge ~\$200-\$300/ month then it would prove to be much more self-sustainable for the city meaning it would be more plausible for it to grow so as to accommodate all in need of it. It would then have the added benefit of being able to screen residents and hold them accountable as well.

Many homeless need options more than they need help. Right now our options are to pay an arm and a leg (which apparently we cannot afford) for our own privacy or to be criminalized outdoors. This is a world of extremes we're creating.

Thank you.

REFERENCES

- [1] Fishcer, S.N., Shinn, M., Shroul, P., Tsemberis, S. (2008) Partial Discharge Ultrasonic Wave Propagation in Steel Transformer Tanks. *American Journal of Community Psychological*. 42 (3-4) p. 251-256.

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- [2] Speiglmán, R., Green, R.S. (1988) Homeless and non-homeless arrestees: Distinctions in prevalence and in sociodemographic, drug use, and arrest characteristics across DUF sites. Available from: <https://www.ncjrs.gov/pdffiles1/nij/grants/193805.pdf>
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- [3] Manning, T., Saltzman, D. (2014) Director's message, November 2014; Solving the Unmet Housing Needs of the People of Portland. Available from: <http://www.portlandoregon.gov/phb/article/509720>
[Accessed August 6th, 2015]

Testimony on the use of Terminal 1 north as a homeless shelter/ bunker house.

Aug. 6th, 2014

Wayne Wignes

- **River district plans failure.** The River District plans of 1994 and 1999 through which Terminal 1 south came to be zoned residential specifically called for a certain percentage of development to be affordable housing. In the Directors message of Nov, 2014 [3] Traci Manning acknowledged that not only has the number of units far surpassed what was the target of the plan, but the affordable housing aspect of the plan has not keeping pace with this market development.

Furthermore, preserving the amount of shelter beds was the one form of housing explicitly avoided in the plan. The reasoning for this was in part because of two facilities constructed outside of the River district (Clarke center and Jane's place), but ultimately it seemed to rely on the idea that getting people directly into housing is a superior strategy to ending homelessness. Obviously this is not working. On the contrary homelessness has only increased. I'd even go so far as to argue that homelessness is fundamentally a different way of life altogether (lack of privacy and property ownership), one which simply lacks options on the free rental market which are conducive to it (see my very last bullet point in this document for clarification on this), i.e. homelessness is not solved, but it can be dealt with much more effectively.

Group identity is something evolution left us predisposed to. When it comes to homelessness it can make the difference between shame, un-safety, and conflict between people vs. contentment, safety, and trust between people. Naturally, people need a PLACE to achieve such group identity.

These things considered, **the River implementation plan of 1999 was WRONG for blatantly ignoring preserving the percentage of infrastructure and habitat for the poor, or for deeming it acceptable they be relocated across the river in the first place.**

Being as the lower classes of Portland have as much or more cultural history as anyone to that area, it seems especially important that this be remedied in a time when that area is being overran by a distinctly different demographic who increasingly are changing the area to suit their tastes, culture, and economic status and thereby alienating and displacing those with roots in that area.

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REFERENCES

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[Accessed August 6th, 2015]

Moore-Love, Karla

From: Jamieson English <jamieson.english@gmail.com>
Sent: Sunday, August 07, 2016 10:51 PM
To: Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Moore-Love, Karla; Council Clerk – Testimony
Cc: ted@tedwheeler.com; deborah.kafoury@co.multnomah.or.us; Brooks English
Subject: Proposed Terminal 1 Homeless Facility

Dear Mayor Hales and Members of the City Council-

Work precludes us from attending the City Council meeting this Wednesday, August 10th, but we wanted to express our strong opposition to the proposed homeless facility at Terminal 1.

We live in the Pacifica ([1830 NW Riverscape St.](#)), which is adjacent to the Terminal 1 lot ([2400 NW Front Ave](#)). My wife and I are attempting to raise our daughter in a city that we grew up in and love, but this is unacceptable. Just today, on a walk with our daughter down Front Ave we found a used needle near the Steel Bridge, a short distance away from the dumpster and sharps container that we'll have to explain to her in a couple of years:



We don't even want to imagine having this immediately next door to our home and the homes of many others.

We've read about comparisons to the Haven for Hope facility in San Antonio. [Looking at a map](#), you can see a stark contrast between where Haven for Hope is located versus the location of Terminal 1. Haven for Hope is surrounded by an industrial/commercial area with no less than three bail bond operations within walking distance. Terminal 1 is next door to a residential neighborhood, with more apartments and condos currently being built and a school [just down the street](#).

Reading [this report from KSAT News in San Antonio](#) reveals some disturbing statistics about Haven for Hope: KSAT 12 News requested all of the calls for service to the shelter by SAPD over the past two years and found officers responded to 1,877 calls between Jan. 1st, 2014 and Dec. 31, 2015. Of those 730 days there were only 87 days police were not sent to Haven for Hope.

And:

Over a two-year period they responded to hundreds of non-emergencies like 911 hang-ups and other minor problems. But there were plenty of serious calls too, including 318 disturbances, some with guns and knives, numerous drug related crimes, 178 thefts and more than 200 assaults.

There is a school bus stop within a 5 minute walk of Terminal 1. To build a similar facility next to where we live would be totally irresponsible. Please try to imagine having such a facility next door to your home. You would find this unacceptable, as do we.

This is a crumbling, windowless warehouse that the [DEQ has tested](#) and found [hydrocarbons, PAHs, arsenic, copper and lead](#). It would be inhumane to house people in such a facility and cost prohibitive to re-zone and clean it up. It makes much more sense to sell this property for it's intended use as an industrial site that can provide good-paying jobs to people who need them.

The county has a perfect facility for a Haven-for-Hope-style experiment in the Wapato Jail. This facility has sat unused since 2004. It's not on a Superfund site. It's not right next to a neighborhood full of families. People who oppose this idea cite the distance from downtown where services for the homeless are located. Terminal 1 isn't exactly close to such services either. Wouldn't it make more sense and cost far less than \$60-100 million to provide transportation to Wapato? It seems like an idea with a far lower barrier to entry that is at least worthy of consideration.

We appreciate the intent and the creativity of such a facility and empathize with the plight of the homeless, but this proposal seems ill-conceived, overly complicated, impractical and rushed. We encourage the City Council to explore other options for the location of such a facility. There has to be a better option than placing it next door to our home and our neighbors' homes.

Sincerely,
The English Family (Jamieson, Brooks and Quinn)
1830 NW Riverscape St. #311
Portland, OR 97209
503-887-5241

Moore-Love, Karla

From: jonmblatt@comcast.net
Sent: Sunday, August 07, 2016 8:36 PM
To: Commissioner Fish; Commissioner Fritz; Hales, Mayor; Commissioner Novick; Commissioner Saltzman; Moore-Love, Karla
Subject: Subject: Email testimony for Terminal 1 project, August 10th agenda

Dear Commissioners:

I appreciate the opportunity to comment on the proposed homeless shelter on the present Terminal 1 site.

I applaud all of the public officials and members of the business community who have recent or long term interest in the importance of addressing the problem of homelessness. There is of course the humanitarian question of the human suffering of a very vulnerable population. The increasing visibility of this population has also had an increasing impact on the community at large. This is truly an important issue facing our city.

We should keep in mind, before getting into a discussion of possible approaches to this issue, that we are not 'solving homelessness' with whatever decisions might be made coming out of this week's meeting. The homeless population is diverse and with similarly diverse needs, often refractory to even intensive and expensive interventions. A relatively small proportion of the total simply can't afford increased rents on current incomes, in the absence of other reasons for homelessness, and will thrive if provided housing assistance. But too many others with mental illness and addiction have medical conditions with very high rates of failure of treatment. Even as some will successfully transition to long term housing and stable management of their medical conditions, many others will fail and return to the streets. At the same time, many will newly develop these conditions and become 'first time homeless'. In addition, many simply don't want help, and truly prefer to stay unhoused.

Thus, we should not imagine that this week's decisions with regard to Terminal 1 might truly 'solve' this problem.

Turning now to the question of Terminal 1. A proposal has been floated, understandably vaguely described at present since this is a brand new idea, to lease or buy this property and invest as much as \$100,000,000 dollars to build a complex analogous to the Haven for Hope community in San Antonio. And then as much as \$10,000,000 or more each year to run that facility. Before we take on such an expensive endeavor, it seems prudent to be able to answer each of the following lengthy list of questions, some of which are somewhat clinical, while others are more financial in nature:

1. What outcomes are being measured in San Antonio? For example, a few outcomes might include how many homeless are sheltered, transitioned to long term housing, treated for addiction or mental illness, compared to before it was built?
2. How do those outcomes compare to before their complex was built?
3. What exactly did San Antonio achieve, or fall short of, after spending a certain large amount of money to build and maintain the program?
4. Whose money was spent? Grants, if so from whom? Donations, from whom? City, state or federal dollars? Business community support? Which of those groups of funds are one time sources and which are ongoing?

5. How much of that money was already being spent before, and how much is new money from each of those sources?
6. If outcomes were in fact improved, hypothetically, is it known if that might be due to the presence of the center or instead to simply an increase in the amount of funds and services available?
7. Did Police, Fire or other public services spend more or less in their interactions with the homeless community, before and after establishing that Center? Are they budgeted adequately for this, or do they feel that they are taking funds from other areas of their budgets for this project?
8. Is there an accurate number as to crimes committed by homeless within the city before and after?
9. Did the existence of the Center alter interactions with the homeless in other parts of San Antonio?
10. Did more homeless get off the streets, or leave town so as not to stay there, or move there from out of town in order to receive services provided there?
11. How would people get to and from a large shelter community like this? Walk, bus, bike, other? From where to where along what routes?
12. Would shelter occupants be expected to stay put in the daytime or at night? Curfew?
13. Would social service providers come to them or vice versa? If they go to the social service providers, where are those located and how do they get there?
14. Have we learned from San Antonio what changes we might need to make in infrastructure, policing, or other social services to mitigate against impact to the surrounding community? How much would that cost? Are the funds already accounted for in plans?
15. Does the existence of a large center solve some problems, or create some new ones, different than when services are provided to the homeless from much smaller decentralized programs?
16. Do we as a city truly have an understanding of what kinds of programs work best in helping this vulnerable population? Are we planning for something which has a solid scientific basis as to the medical/clinical experience of providers, homeless advocates and the homeless themselves? Or is there actually better data for a housing first solution rather than a transitional model of housing?
17. The proposed site is currently not suitable even for temporary habitation, or for the presence of clinical, social services and security to staff the site. Environmental issues in a contaminated site are completely apart from being able to take an already clean site and provide for reasonably sanitary housing, food and personal hygiene needs. Do we have any data as to the cost of remediation of the site, or an accurate estimate of the time it would take to accomplish such a task?

Absent good answers to each of the above questions, do we truly have enough information to deliberate and make a well thought out plan?

I suspect the answer to the above question is "not yet".

Nevertheless, I appreciate very much the interest in this topic and would be excited to see a deeply informative transparent process, wherein the general public, the business community and our elected officials can learn together and work together to take great strides in addressing this issue.

Respectfully submitted,

Moore-Love, Karla

From: Greg Kurath <kikihobie@yahoo.com>
Sent: Friday, August 05, 2016 5:00 PM
To: Moore-Love, Karla
Subject: Homeless shelter at pier 1

Hi I own and live in the pacific building almost next door to the proposed homeless shelter. I am 91 years old, and currently enjoy the feeling of safety of the residential neighborhood . I am very concerned about the city placing up to 400 homeless people next door to me, I go on short walks outside, but now am worried about feeling unsafe to do that if the shelter is allowed. The city could and should find a more suitable location.
Thank you Delores Dodd

Sent from my iPhone

Moore-Love, Karla

From: Anna Cho <acho78@yahoo.com>
Sent: Friday, August 05, 2016 3:49 PM
To: Moore-Love, Karla; Council Clerk – Testimony
Cc: Tony Yun
Subject: Terminal 1 Development for Homeless Shelter Objection Testimony for 8/10/16 Council Meeting

Dear City Council,

We are writing today to strongly object to the development of Terminal 1 as a homeless shelter and/or a permanent multi-service center. We would like to submit our testimony as we are not able to attend the scheduled meeting on Wednesday, 8/10/16. Please confirm our testimony has been received and counted.

As city residents and nearby homeowners, we are writing to express our strong opposition to the proposal to turn Terminal 1 into a homeless facility, either as a temporary shelter or a permanent multi-service center. While we wholeheartedly agree that finding good solutions to the homeless situation in Portland is a priority, the local economy, neighborhood safety, costs, the impact to nearby residents and businesses, and the need to find effective solutions make the Terminal 1 location a bad idea and a haste move.

NEIGHBORHOOD SAFETY

We fear for the potential increase in crime. The proposal to use Terminal 1 as a homeless shelter and/or multi-service facility would bring negative impact to the neighborhood where many families live with children. One of the major consequences of Haven for Hope in San Antonio has been the increase in police activity, with calls increasing 42% within the first two years of operation, which translates to 1,877 police responses. Drunkenness, drug use, fighting, prostitution, and gambling are common problems that are cited by local residents in San Antonio since the facility was open.

We have a four year old son and live a block from Terminal 1. Our son also attends Childpeace Montessori School, which is within blocks from the location. Both our immediate neighborhood and our local school are on the primary walking path between Terminal 1 and downtown and are vulnerable to these problems should the Terminal 1 shelter proposal move forward. Our son and many other children nearby often are out about with daily activities that includes, walking, biking, riding scooter, drawing chalk on front walkway, playing ball, etc. He loves to be outside and explore as well as many other children. How can the city guarantee that fallout from a nearby homeless facility will keep the neighborhood safe for our children?

LOCAL ECONOMY

The current Terminal 1 property was purposely zoned as industrial land due to its strategic location to waterways – an attribute that make the parcel ideal for commerce. Portland has very little waterfront land left that can be utilized to for industrial businesses. The land is currently up for sale and prospective bids should be evaluated on the most important factor that influences the local economy, which is jobs. Jobs have the potential to make the biggest impact on homelessness. The availability of good jobs, especially if they involve skilled, industrial vocations, create opportunity for those who are unemployed and disenfranchised. Jobs also add revenue to the city budget, which enables the government to implement good short and long-term solutions to the problem of homelessness. Keeping the property as industrial land also keeps it in harmony with the other businesses in the vicinity.

COST TO THE CITY

The development of a homeless facility at Terminal 1 will be a costly endeavor. According to a recent article in The Atlantic (<http://www.theatlantic.com/business/archive/2016/04/end-homelessness-us/479115/>), the cost of housing a family in a shelter is incredibly expensive, averaging \$4,819 a month. In addition, the cost of increasing police and security services to cover frequent police patrols, respond to higher call volumes, and keep the area safe will be a significant. Has the city conducted a full cost analysis of turning Terminal 1 into a temporary homeless shelter or a permanent facility?

FINANCIAL IMPACT TO RESIDENTS AND BUSINESSES

We purchased our townhome in the Riverscape Street development two years ago and are extremely concerned about how a homeless facility built nearby would impact property values and our life's savings. Statistics show that property values dropped between 15% to 24% near homeless shelters after being built. I know I am one among many home owners that would suffer a significant financial loss due to this proposal. Local businesses like Howl 'n Growl, Dockside,

Olympia Provisions, and Castaway, to name a few, would also be negatively impacted by a homeless facility less than 1000 yards away. Developers for The Field Office, the new commercial-retail space that is about to break ground, and for the two nearby apartment buildings currently under construction would also face negative financial consequences were this proposal to go through. How is the city prepared to compensate for these losses?

NOT EFFECTIVE NOR A BEST PRACTICE

The challenges that the City Council faces to fix the problem are daunting with no silver bullet solution to address it. However, building a centralized shelter is not the right answer. Looking at other cities in the US, Housing First programs in Santa Clara County and Salt Lake City have been major successes, having reduced homelessness by up to 72% (<http://www.motherjones.com/politics/2015/02/housing-first-solution-to-homelessness-utah>). Rapid Re-Housing programs and creating more affordable housing have been promoted by federal agencies as another proven path to reduce homelessness (<http://www.endhomelessness.org/blog/entry/rapid-re-housing-the-solution-to-ending-homelessness-in-your-community#.V6PIeOYrJTY>). In contrast, numerous studies have shown that creating homeless shelters are 2-3 times less effective as a permanent solution (<https://www.washingtonpost.com/news/local/wp/2015/03/04/housing-first-approach-works-for-homeless-study-says/>). Massive shelters and centralized facilities are not the solution. Studies show that they often have the opposite effect, becoming places that the homeless people avoid due to bad experiences and not creating a sense of permanency. Permanency is a key factor in keeping a job or staying sober, which ultimately is a prerequisite for conquering homelessness (http://host.madison.com/news/opinion/column/permanency-is-key-to-fighting-homelessness/article_8895f926-9f14-11df-aa07-001cc4c03286.html).

The impact to the local economy, neighborhood safety, and city budgets must be factored into an important decision like Terminal 1. Finding real solutions for our homeless community should be the priority. Rather than make a hasty decision, we urge the City Council and Mayor to carefully consider all of the factors involved in managing the delicate topic of homelessness in the city.

Anthony Yun & Anna Cho
1708 NW Riverscape Street
Portland, OR 97209
415-244-7124
650-504-2411

Moore-Love, Karla

From: Kami Price <kami@portlandbuyersteam.com>
Sent: Friday, August 05, 2016 11:56 AM
To: Council Clerk – Testimony
Subject: Terminal 1 homeless shelter

My name is Kami Price and I am writing to express my concerns with the Terminal 1 homeless shelter. As a real estate professional my clients trust me to help them secure the biggest financial investment most of them will ever make. In my professional I see firsthand how property values are affected by the surrounding ambiance of the neighborhoods. I have several clients and friends who live in the condos that will be impacted directly and negatively by having a homeless camp become their neighbor. I see the value of these home decreasing significantly with the crime and over all negative perception this would bring forth.

I also have a long personal history with this neighborhood as my first job out of college was at Associated Administrators on NW 29th and Guam St. I have watched this area come to life and grow from an industrial ghost town to a desired area where people want to be. A few years later, I met and married my husband whose family owns Emerson Hardwood which is directly across from Terminal 1. The rezoning required to take make this camp may force our family business and many other businesses to close their doors.

I am also concerned that this is a ploy to devalue the land so that the developers behind the project can purchase the properties of the surrounding businesses who will be zoned out for pennies on the dollar. Using those less fortunate as smoke and mirrors for personal gain is the lowest of low.

I agree the homeless problem in Portland has reached a pandemic level, however I do not feel this is a solution. We as a city have great resources within the city with homeless shelters but those shelters have rules and a vast majority of the homeless folks don't want to abide by those rules so they do not seek the services. Creating a community without rules with create an ever bigger problem than we have now. This is long term problem that needs to be well thought out not put a Band-Aid on a damn. I would suggest the Wapato Jail as a shelter resource. Millions of our tax dollars were spent on creating this space that has stood empty since it was built. Why would we not use less money to make this space work rather than spend millions more to create a whole new space.

Thank you for your consideration

Kami Price

--

Kami Price, M.S.

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Moore-Love, Karla

From: Turner, Kimberly <Kimberly.Turner@nike.com>
Sent: Friday, August 05, 2016 11:26 AM
To: Hales, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Commissioner Saltzman; Hales, Mayor; Council Clerk – Testimony; ted@tedwheeler.com
Cc: Eng, Nate; nateng29@yahoo.com
Subject: Terminal 1 Opposing Email Testimony, Aug 10th Agenda

Dear Mayor Hales & City Commissioners:

We are writing to you in regards to the proposed homeless shelter at 2400 NW Front Ave, Terminal 1 North. My husband and I are residents at 1746 NW Riverscape, less than 1 block from the proposed site. As lifelong Portland residents, we are deeply concerned about this site as a temporary or long term solution for the housing crisis in our city.

- **The Industrial District is a Thriving & Growing Community:** We are a diverse, vibrant, bustling, and growing community. The Waterfront is our front yard & the city is our playground. We are young married couples, families with children, retirees, gay, straight, and single. This area is growing with new businesses and housing developments arising. This is one of Portland's up and coming areas, attracting new residents to the city core.
- **Safety for the Homeless Population:** We are concerned for the vulnerability of our homeless residents. As long term residents, we've seen a homeless man get hit on the railroad tracks, had transients walk our front yard with knives, discovered rifles in nearby campsites, and are often witness to frequent suicide attempts on the Fremont Bridge. Many of our homeless residents are victims of domestic violence, abuse, and addictions. And according to the Office of National Drug Control Policy, approximately 30% of people experiencing homelessness have a serious mental illness and around two thirds have a primary substance use disorder or other chronic condition. DEQ has stated the land is not fit for residential use and in 2004 required the Port of Portland to clean up contamination from years of industrial use. This industrial location near a railroad track and the Willamette River is not fit for the mentally unstable.
- **Safety for our Families & Children:** This is a thriving family community and we fear for the safety of our neighbors. The Willamette River is our front yard. I jog alone along the waterfront most mornings and many months out of the year it is dark. When there was a high concentration of homelessness under the Steele Bridge I felt extremely unsafe and witnessed drug trafficking, needles and saw what appeared to be stolen items. I stopped running and felt robbed of my joy and passion. Additionally, Terminal 1 is located ¼ mile from the Montessori Preschool, where children aged 15 months to 5 years learn and play daily. The San Antonio Haven for Hope property saw 1887 police calls in its first 2 years of operation attributed to criminal activity. According to Koin news and a quote from May of 2016 by Daryl Turner, Portland is at the lowest police levels since 1993 and calls staffing levels "catastrophic." Our understanding is Portland is losing about 87 officers per year and only hiring 27. We are not confident the City of Portland is equipped to provide safety or respond to this high potential crime to protect our families, children, neighbors and schools.

- **Warehousing is not an equitable solution:** As a compassionate city, Portland is about inclusiveness for our most vulnerable. Locating our homeless residents at Terminal 1 will isolate and leave them with minimal public transportation or access to services. Many of our homeless citizens have suffered domestic violence, abuse, mental illness or addiction. The need for service is critical to get them integrated into the Portland community. There is very minimal connection to the city to receive these critical services. Additionally, Terminal 1 is unfit for residents. It does not offer sanitation, water, or facilities. This is an inhumane and uncompassionate solution for people in desperate need.
- **San Antonio Texas Haven for Hope is not a model for Portland.** Portland is a compassionate and inclusive community. This loving attitude is part of our DNA. We propose Portland seek alternative and equally distributed, serviceable, connected sites with residential facilities in areas that are meant to house people providing safer and more sustainable solutions for our vulnerable people. With downtown Portland property values at an all-time high, we would suggest selling the property and using the proceeds to provide middle income jobs and affordable housing solutions for all.

We absolutely love our city. And we sincerely empathize with the housing crisis we all face. Let's work to find solutions together.

Sincerely,

Nathan & Kimberly Eng
1746 NW Riverscape Street
Portland, OR 97209

References:

<http://www.samhsa.gov/homelessness-housing>

<http://www.ksat.com/news/sapd-officers-responded-to-haven-for-hope-1877-times-in-2-year-period>

<http://koin.com/2016/05/16/portland-police-staffing-levels-catastrophic/>

<http://koin.com/2016/08/04/condo-owners-oppose-terminal-1-homeless-shelter/>

Moore-Love, Karla

From: mikeal diamond <mikealdiamond@gmail.com>
Sent: Friday, August 05, 2016 10:17 AM
To: Council Clerk – Testimony
Cc: Jamie Price; Kevin Price
Subject: Terminal 1 homeless camp

Good morning,

I own a home a few blocks from the Springwater Trail and I work for a company that operates near Terminal 1.

This purposed plan is another glaring example of the City of Portland putting the rights of tax paying citizens and the businesses that provide the jobs second to special interests and developers who care nothing for this city.

The Wapato Jail sits never used, and the City is actually considering a plan that will destroy jobs and effect thousands of families. We can't use a fully functional facility- already constructed but we can spend money to retro fit a warehouse that was never intended to house humans! Where will those funds come from?

Does city hall want to lower property values so developers can buy them at below market prices? Then drive housing costs up even more. Look at the development that has already occurred in the NW industrial area, middle class folks and first time home buyers are not living there. This adds housing options to a demographic that can already afford to purchase wherever they choose.

Please consider the real effects of this plan. Homelessness is a serious issue in Portland but it seems our policy makers do everything they can to attract, emboldened and encourage homelessness in this city.

Oh and glad they rerouted the Hood to Coast because the Springwater Trail is so bad.

Right now all I see the park blocks in Eastmoreland being used for is jogging! Not far from the Springwater Trail either!

Thank you for this opportunity.

Mikeal

Moore-Love, Karla

From: Martha - Rajen Sidudek <sidudek08@gmail.com>
Sent: Friday, August 05, 2016 12:37 AM
To: Council Clerk – Testimony
Subject: Objection to Terminal 1 Homeless Shelter Proposal

Martha Dudek
1634 NE Riverscape St.
Portland, OR 97209

480-289-0385



Hi Portland City Council,

I wanted to write to the city council and share with you my thoughts and opinions about the proposal to have Terminal 1 converted to a homeless camp.

I have to say that I am not entirely opposed to the concept of having a properly structured, safe facility with the appropriate security enabled put at this site. However, I feel that the current proposal to do that is severely underestimating the cost to tax payers and the required security enforcement to ensure residents and businesses in the area that they will see no changes to the safety of our neighborhood, and most importantly ensuring the safety of the people inhabiting the center. There are alternative solutions available that are more fiscally responsible long term and which would have a smaller negative impact to the community in which it is enabled with better facilities for the people using them such as converting the Wapato jail.

The thought of putting a large population of homeless at this site temporarily as early as September is completely irresponsible. Have you been to this site? I can see it from my window. It is not inhabitable. There are no facilities. The ground is crumbling. It is completely unsafe and inadequate. The fact that the city council is thinking of housing large groups of underrepresented and at risk people in such conditions is mortifying. I hope we have more respect for our fellow neighbors struggling.

How will this center help irradiate the homeless problem long term? This isn't a save haven. There will be no mental health support, no outreach to help folks find jobs, hundreds of people on a small patch of land living on top of each other with no hope to improve their lives. This place will quickly become worse than prison. I think we can do better.

I don't have the answers. But I hope that the council will take the time to perform the right due diligence about the economic impact of the area, it's residents and the future safety of not just us tax-paying folk but also of the population of people you are hoping to help. Terminal 1 is not the right answer. Let's look for the right one.

Thanks

Martha

Moore-Love, Karla

From: Rajen Sidhu <rajen.sidhu@gmail.com>
Sent: Friday, August 05, 2016 12:41 AM
To: Council Clerk – Testimony
Subject: Disapproval of Terminal 1 Homeless Shelter

Rajen Sidhu
1634 NE Riverscape St.
Portland, OR 97209

480-289-1609



Dear Portland City Council,

This letter is in regards to the proposal to make Terminal 1 a homeless shelter. My wife and I moved into our first home here in Portland about a month ago. We have been so enthusiastic about the positive development in our waterfront neighborhood and enjoying the safety of walking the Riverscape Community at all hours of the day. There are excellent schools nearby and we see the little kiddos enjoying the outdoors with a carefree mindset. I feel this will drastically change, with the mere perception of herding a large group of homeless in a vicinity of our community.

I agree we need to help the less fortunate, but corralling them into a dilapidated site is unsafe. Especially with the range of issues from mental health, drug addiction and beyond, a one stop shop is not the answer. Once these less fortunate folks realize it is not a safe environment they will spread beyond the confines of Terminal 1 and encroach the surrounding areas. We are in a very critical period of growth for new business around the waterfront and with this large scale proposal this will definitely have a negative impact for future investment.

Kind regards,
Rajen

Moore-Love, Karla

From: Amy Hoffmann <amyloffmann@gmail.com>
Sent: Thursday, August 04, 2016 11:53 PM
To: Moore-Love, Karla; Council Clerk – Testimony; Parsons, Susan
Subject: Proposed Homeless Shelter on Terminal 1
Attachments: Amy Hoffmann Terminal 1 Proposal.pdf

Dear City Council Clerks,

Please enter my attached letter into the record as official testimony for the upcoming city council meeting on August 10th. It is a letter expressing my concern with the proposed use of Terminal one for the city council members. Please let me know if you need any other information from me.

Thank you,
Amy Hoffmann
1742 NW Riverscape Street
Portland, OR 97209

Dear Mayor Charlie Hales and City Council Members,

Haven for Hope has many anecdotal stories of success, as it has helped many individuals, but these individual accomplishments don't show the cost of the success stories. In the six years since opening, Haven for Hope has only decreased the unsheltered population by 15%. That's 85% of the homeless population still without services, despite the over \$15 Million per year spent operating Haven for Hope and the over \$100 Million which went into building the facility. All of the resources for the local homeless are concentrated on one area which isn't accessible to all of the people who need it, meaning there are fewer resources to spread out to homeless in surrounding neighborhoods.

If the building and operational costs aren't enough to convince you that this idea is fiscally irresponsible, I would urge you to look at the policing necessary to keep Haven for Hope relatively safe. Within two years of the facility opening, nuisance calls to the police went up 42% and calls about vice problems, such as prostitution and drug dealers, went up 580% in the neighborhood surrounding Haven for Hope. This is in an area that had previously been referred to as "crack alley" by some of the local police, and still crime went up. In a two-year period, San Antonio police responded to Haven for Hope 1,877 times. Eventually SAPD dedicated multiple police officers just for that area, creating even more of a cost to the city.

Unlike "crack alley" where Haven for Hope was built, Northwest District is not a dilapidated, crime-riddled part of town. Directly next to Terminal 1 there are more than 100 townhouses in the Riverscape/Shoreline development along with 75 condo units in the Pacifica. Each and every one of these Portland homeowners will lose their savings when their property values plummet due to the increase of crime associated with living next door to a massive homeless shelter. Homeless people coming from downtown will have to walk past the 159 new apartments in Bridgetown Lofts which is set to open later this summer, and the 260-unit luxury apartments in Rivage (set to open this August) will now look down directly onto homeless camps. This is in addition to the 243-units in the Waterline Apartments, where renters will likely be faced with homeless campers directly outside their bedroom windows if Terminal 1 becomes a homeless shelter. The owners and builders of these developments will likely lose tens of millions of dollars as a result of this decision. The Field Office, being built across the street, is set to have 300,000 sq. ft. of office space along with almost 8,000 sq. ft. of commercial shops on the ground floor. These plans were made assuming the buildings were going to be put in a safe, up and coming, developing neighborhood. The addition of a massive homeless shelter has already made the builders hesitant and they have discussed pulling out if the Terminal 1 project goes through. That is hundreds of jobs you would be taking out of the community, not only in terms of builders but staff once the buildings are complete.

Terminal 1 is also a bad fit for another reason, the dangerousness of the location. Many homeless people are on the streets because of complications with mental illness and/or substance abuse problems. Putting these groups of people directly between a busy rail yard and a steep drop into the Willamette river will likely result in one or more residents of Terminal 1 being severely injured or killed. Being so far away from downtown would also require people to cross the train tracks every day, in an area where the delay at railroad crossings (due to trains stopping/restarting) can be upwards of 45 minutes. This will be impossible for many of Portland's disabled homeless, making the resources at Terminal 1 inaccessible to them unless they camp in the residential neighborhood next to Terminal 1. This will take homeless people away from what little support and community they already have.

I firmly believe that creating one massive shelter, as opposed to funding multiple shelters in the areas where homeless people need the most support, is the wrong approach. Even if you disagree with that sentiment, building this huge facility doesn't make sense when you already have a brand new facility that is not being used. It seems as though many people have made the argument that homeless people need somewhere to stay and that the city already owns Terminal 1, so we might as well put them there. I would argue that Wapato Jail makes more sense. There have been many reasonable arguments against housing homeless in the jail, including arguments that it would be expensive to maintain, it isolates homeless away from downtown, and that it might be considered inhumane. My response would be to point out that you are voting to literally warehouse the homeless in a place that would cost substantially more to get up and running if you choose Terminal 1. Terminal 1 faces all the same challenges as Wapato and more. What happens if, like Wapato, funding falls through? The temporary shelter that has been proposed is a leaking, dilapidated, rusty warehouse

with no access to running water or plumbing. It would be cheaper to buss people from downtown to the already built Wapato Jail than it would be to turn those warehouses into livable spaces.

All of these points are problems, but there actually is a real solution even if you disagree with using Wapato Jail. Instead of modeling your homelessness problem after the failed Haven for Hope, please consider looking at ACTUAL success stories when addressing the problem. In Utah, instead of investing in temporary solutions to homelessness, they actively find permanent housing and have, in many places, reduced the number of unsheltered people by 100%. Yes, instead of reducing the unsheltered homeless population by 15% as they did in San Antonio, they managed to get a shelter for every person who wanted one. They didn't centralize their homeless to get them out of sight, instead they treated each person humanely and worked to find solutions for them. Please look at these models before you make a catastrophic decision that will likely be a huge financial failure and a blight on Portland's reputation for compassion and humanity.



Amy Hoffmann
1742 NW Riversape Street
Portland, Oregon 97209

Moore-Love, Karla

From: Steve Purvis <steve.purvis@gmail.com>
Sent: Thursday, August 04, 2016 11:33 PM
To: Moore-Love, Karla; Council Clerk – Testimony; Parsons, Susan
Subject: Proposed Terminal 1 Homeless Shelter - Letter to City Council
Attachments: Steve Purvis_Terminal 1_City Council Letter.pdf

Dear City Council Clerks -

I have attached a letter which I have written and emailed to each of the city council members expressing my concerns with the proposed homeless shelter to be located at Portland's Terminal 1.

I would greatly appreciate it if you would please enter my letter into the record as official written testimony associated with the upcoming city council meeting on Wednesday, August 10th.

Please let me know if there is any additional information you need in order to do this (or if I have not followed the proper steps in order to do so).

Thank you for your attention to this matter,

Steve Purvis
1742 NW Riverscape Street
Portland, OR 97209

503-727-3073



Dear Mayor Hales and City Commissioners –

As a Portland resident whom will be directly impacted by the proposed homeless shelter located at Terminal 1, I am writing to express my concerns and to implore each of you to vote “No” to this hastily conceived, irresponsible, and inhumane approach to this major issue facing the city. Before pursuing this proposal any further, I urge each of you to consider the following factors:

- **Stockpiling the Homeless is not the Answer** – Utilizing an industrial site with an old abandoned warehouse as a shelter for the city’s homeless is a deplorable idea that is inconsistent with the values, beliefs, and spirit of the Portland that I know and love. The facility in Texas upon which this proposal is based has been nothing short of a nightmare for the city and its impacted citizens, with overall police calls increasing 42% in the area immediately surrounding the facility, which translates to 1,877 police responses in a two year period. The crimes most frequently associated with these police responses included drunkenness, prowlers, fighting, prostitution, and gambling, with the latter two having an incredible 580% increase from before the facility was established. This result is an expectation in a facility such as this where institutionalized homelessness is being created, leading to a centralized critical density of individuals with mental health, addiction, and other behavioral problems. While the above statistics are frightening, the benefit associated with the Texas facility is maybe even more upsetting; just a 15% reduction in the unsheltered homeless population. Considering that the proposed Terminal 1 facility would be even larger than the Texas facility, the anticipated deleterious impact to the community becomes even more alarming.
- **Homeless Population Needs a Safe and Accessible Site** - In addition to the issues created by the sheer critical mass of homeless individuals that would be sheltered at this facility, the location itself is problematic for many reasons. The first and most obvious concern is the safety of the individuals seeking shelter at the facility given its obvious position directly on the Willamette River, the proximity of Terminal 1 to multiple railroad tracks and crossings with minimal protection, heavy industrial truck traffic in the area, and the presence of groundwater and soil contamination given the site’s former industrial usage. The fact that the city is even considering providing shelter for the homeless, possibly the city’s most fragile residents, at an active Superfund site, remediated to a safe level for industrial, but not residential usage, is shocking. These dangers, in conjunction with the physical and mental health issues already faced by many of the homeless population, is a recipe for disaster both in terms of the safety of the homeless and the potential liability faced by the city. Additionally, the functionality of the on-site warehouse proposed to serve as a temporary shelter is suspect at best; it is not up to code, has a leaky roof, virtually non-existent facilities, and no acceptable water supply. An additional concern with this location is its position outside of the central downtown area, where homeless individuals would have ease of access and service providers would be able to effectively and efficiently serve a facility of this scale. This proposed location is fraught with potential logistical and administrative issues and reeks of an “out of sight, out of mind” attitude, which moves the problem out of the public consciousness, and is not fair to either the homeless population with respect to finding a healthy long-term solution or the residents of the impacted area.
- **NW Industrial District Ongoing Development** – While I can understand how an “out of sight, out of mind” attitude toward the homelessness issue facing this city could translate to locating these individuals in an industrial area, contrary to its “NW Industrial District” name, the area has become a developing, thriving, diverse suburb of the central downtown area of the city. Just within the immediate vicinity of Terminal 1 there are multiple ongoing construction projects such as Rivage (a 260-unit 7-story apartment project), Bridge Town Lofts (a 149-unit 6-story apartment building), The Abigail (a 155-unit 6-story apartment building), and Field Office (Two 6 story office buildings with associated park, plaza, and retail spaces). These construction projects are in addition to recently completed developments, such as Waterline Apartments (a 243-unit 5-story apartment development), established communities such as Pacifica Tower (a 75-unit 8-story condo development) and, my home, Riverscape Townhomes (a 104-unit townhome development), and a growing selection of commercial businesses in the immediately surrounding area including

restaurants, bars, salons, gyms, shopping, and child care facilities. While the Texas shelter was established in an area of the city commonly referred to by police as “crack alley”, it is completely illogical to sacrifice the health and sustainability of a rapidly growing area of the city in search of a quick fix to this significant issue.

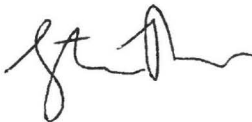
- **The Future of NW Industrial** – All that it takes is a quick walk or drive along the north end of Naito Parkway and onto Front Avenue to see all of the development, feel the sense of community, and realize that this is one of, if not the, up and coming neighborhoods in all of Portland. The placement of the proposed homeless shelter at Terminal 1, just blocks north of all of the aforementioned developments, would be doing a huge disservice to those citizens and developers who have invested, both financially and personally, in turning this area of the city around over the last several years. All of the incredible development and growth we have been a party to has at its core an underlying assumption that the surrounding property has been zoned and allocated for certain uses, which, in the case of Terminal 1, is the production of future jobs via industry, and certainly, not in anyone’s wildest imagination, a homeless shelter. By establishing a shelter at Terminal 1, the city would be sending a message to those individuals whom have and continue to contribute to the development of the NW Industrial District that their trust and faith in their city’s leadership was misplaced.
- **Neighborhood and Community Impact** – Clearly a facility of this magnitude is going to have a significant impact on any neighborhood in which it is placed, but the proposed Terminal 1 location shows a great degree of disassociation with this particular community. In order for homeless individuals to reach the shelter, they would have to commute directly through several of the apartment, condo, and townhome developments detailed above. This immediately raises a number of safety concerns and has everyone living in this neighborhood very alarmed given all of the families and children living here. It is not uncommon on any given day, for example, to see kids outside riding bikes and playing, families walking their pets, people jogging or fishing along the river, or engaging in any number of outdoor activities. I implore you to ask yourselves whether it is reasonable and fair to deprive the citizens that live in this area of those activities given the proximity to the shelter and the potential exposure of children and young people to the various illicit activity that is characteristic with this type of facility. This is a significant concern, not just for my immediate neighborhood, but for the broader area as well given the ChildPeace Montessori School, Playdate PDX, and other child-oriented facilities just blocks away from Terminal 1. Please ask yourselves if this were your community, your children, at risk, how would you feel about the shelter being placed here?
- **Personal Financial Impact** – The people that currently own homes in this area, myself included, have significant capital invested in their properties, in many cases their entire life’s savings, and the placement of this facility in such close proximity to their homes is going to radically decrease their property values. I cannot understand how it is equitable for the people owning homes in this beautiful neighborhood to shoulder a hugely disproportionate portion of the financial burden associated with this proposal. This is a city wide problem and the burden should correspondingly be shared in a city wide manner. What type of remuneration is going to be provided to the homeowners in this neighborhood who lose a significant portion of their life’s savings due to the placement of this shelter? How is it fair for the hard working individuals living in this neighborhood, professionals and business owners who have contributed to this city’s growth for years, to be rewarded for their efforts with an extreme loss of capital via the placement of this facility in their front yards?
- **City Financial Impact** – While the proposal for establishing a homeless shelter at Terminal 1 is arguably well intentioned, if not highly misguided, I question how much financial sense a project of this magnitude makes for the city. With an estimated initial cost of \$60M - \$100M, plus annual operating costs of approximately \$15M - \$18M, plus a \$1.2M lease, even with private support, that is an incredible investment for the city to be making annually, in perpetuity, to put a band aid on a problem that needs a much more permanent solution. What happens if private funding falls

through or dries up and the city ends up with a \$100M investment in a waterfront empty building? With the city owned Terminal 1 property expected to fetch at least \$8.6M if sold at the peak of the currently hot market, doesn't it make a lot more sense to sell to the open market, creating cash-flow that can be invested into a real solution for the homelessness problem? Not only that, but the city would be creating a positive cash flow in perpetuity, which could be earmarked for the homelessness issue, via the property taxes collected on the property's value and the income and employment related taxes imposed on the living wage jobs generated by using the property for its intended purpose, industry. Lastly, the proposed shelter is inconsistent with the city's rules for disposing of surplus property, and is against the city's comprehensive policy by utilizing industrial land for a non-industrial use. By not selling the Terminal 1 property, the city is effectively pitting homelessness versus job creation, which ironically, in an actual long-term solution to the homelessness problem.

- **Alternatives and Recommendations** – As discussed above, selling the property on the open market and using the revenue generated via both the sale itself and future taxes to search for a real long-term solution, and not a stop gap measure, is clearly a more well-reasoned approach to this issue. Establishing multiple scaled, connected, equitably distributed shelters throughout the city would be a good first step, allowing both homeless individuals and service providers easier access, and also minimizing the negative impact one large scale facility would have on the surrounding area. From a more long-term perspective, using cash from the sale of Terminal 1 to investigate and potentially institute a model similar to Utah's Housing First, which seeks to permanently house the homeless rather than searching for short-term solutions, has resulted in reducing the homeless population in some areas of the state by over 90% (and is actually more fiscally responsible than repeated minimally effective short-term solutions). Unfortunately, there's no quick fix here, however I do know that rushing toward the establishment of a massive homeless shelter with minimal due diligence could result in a financial and social black-eye for the city, and a deterioration of public trust, not unlike that associated with Wapato several years ago. Speaking of, while I am clearly not advocating the idea of a warehousing type of approach to the homelessness issue facing this city, if that is what the council believes is the best alternative, why wouldn't we look to the brand new but never used Wapato facility? Those who oppose using the Wapato facility as a homeless shelter cite many of the same concerns that myself and others have about the Terminal 1 facility (proximity to service providers and homeless population, effect on neighboring community, etc.), but it is clearly safer than the Terminal 1 Superfund site and financially much less risky to the tune of \$60M - \$100M.

To summarize this analysis, I could re-use all of the superlatives that describe my thoughts on this proposal: hastily conceived, irresponsible, unfair, out of sight, out of mind, lacking due diligence, a quick fix, financially irresponsible, unsafe, a band aid, a short sighted approach, etc., but what it all boils down to is me making a personal appeal to all of you on the city council to, at a bare minimum, not rush this decision, to really give it some critical thought and think about whether it is the appropriate approach for this city, our city. In my estimation, it is the wrong answer for the homeless population, the wrong answer for the city at large, and an irreparably damaging wrong answer for Portland's diverse, beautiful, developing NW Industrial District.

Thank you for your time,



Steve Purvis
1742 NW Riverscape Street
Portland, OR 97209

Moore-Love, Karla

From: Greg Kurath <kikihobie@yahoo.com>
Sent: Thursday, August 04, 2016 5:02 PM
To: Moore-Love, Karla
Subject: Proposed homeless shelter

hello, my name is Greg Kurath , and we own a condo on Nw Riverscapes st. Next door to the proposed homeless shelter. I am a retired Portland police officer, with many years expierance on the mounted patrol downtown. I know first hand the increase in crime in a area of Portland when a lot of homeless people are concentrated in that area. By moving a large number of homeless who have a high percentage of drug abuse among them, next to a residential area, it is going to cause serious problems. I hardly ever see police in this area, because it is relatively quiet here. My neighbors have had bikes, bbq, ect. Stolen from their decks, and the officers have found them in homeless camps nearby. My neighbor Tony had a homeless man ram his head in a mailbox because he asked him to leave his property. I held the man down until the police got here to arrest him. Tony had to go to the hospital for stitches. We have children living here, that I fear would not be allowed to go out and play because of the danger. I know a lot of the homeless are harmless, unfortunately I also know a lot that abuse drugs and our violent. I pray the city doesn't make a huge mistake and place them in this area. Thank you, Greg kurath

Sent from my iPad

Moore-Love, Karla

From: Whitney Steitzer <whitney.steitzer@gmail.com>
Sent: Thursday, August 04, 2016 3:22 PM
To: Council Clerk – Testimony
Subject: Terminal 1 Homeless Shelter

To Whom It May Concern;

I do not agree with the City of Portland booting long-standing, local businesses out for a homeless encampment!! The city of Portland & the mayor have perpetuated this homeless travesty! You've done nothing but frustrate homeowners, and local business owners all while not offering any real, tangible help to the homeless individuals. Why should businesses have to move because of your poor planning & inconsistent policies?!?! I say No!! It is absolutely wrong to evict long standing Portland businesses for this purpose. It would be an absolute travesty to do this to local businesses that have worked hard to build and maintain a successful business throughout the years. I also feel that this type of action by the City of Portland does nothing but legitimize and invite the homeless to take up residence instead of helping them to gain meaningful employment and thereby help them to seek actual homes. The City of Portland is NOT helping business owners or the homeless by creating these encampments. Homeless encampments invite violence, drug use, and a generally unstable environment, we should NOT be rewarding or inviting this situation! You are allowing this group of people to take over parts of the community that others have worked hard for.

Whitney Steitzer

11825 SW James Ct.
Tigard, OR 97223

503-530-9608

Moore-Love, Karla

From: Bud Lindstrand <bud.lindstrand@gmail.com>
Sent: Thursday, August 04, 2016 2:42 PM
To: Council Clerk – Testimony
Subject: Terminal 1 Homeless Shelter

I am vitally concerned about the proposal to virtually shut down Terminal 1 to provide a homeless shelter. The obvious result will be to put the nearby businesses out of business and cause a deep reduction in property values in the area. It appears this effort may be proposed by some who would benefit by driving property values down in hope of later purchasing properties at significantly below-market prices. I see no way in which this would benefit the local property owners, but has high potential to do so for those developers proposing this change, while disadvantaging others at their expense. To make changes that benefit some, through zoning changes, is unfair and needless.

I have high regard for the plight of the homeless, but know there are other solutions than be proposed by these developers. I am confident that you can find a solution that is equitable to all parties and provides for these needy people.

Arnold Lindstrand
3848 NW Vardon Pl., Portland
503-481-0041

Moore-Love, Karla

From: Cassie Diamond <diamond.cassie@gmail.com>
Sent: Thursday, August 04, 2016 1:47 PM
To: Council Clerk – Testimony
Subject: Terminal 1 homeless shelter

I do not agree with the city of Portland booting long-standing, local businesses out for a homeless encampment and further devaluing properties in the area.

The city of Portland & the mayor perpetuated this homeless issue! You've done nothing but frustrate homeowners, business owners, and confused the already struggling homeless.

With the shut downs of local homeless shelters and the disaster of our mental health and welfare system, the City of Portland is directly responsible for the overwhelming amount of people on the street. We need policy reform in our welfare system to help these people. Putting a band-aid on it is not going to get these people off the streets, it's only going to increase our homeless issue.

Punishing out local business owners is not the answer as they are the tax payers that help make policy reform work! This would be biting the hand that is feeding our community.

Why should businesses have to move because of your poor planning & inconsistent policies?!?! I say No!!

Regards,

Cassie

Cassie Diamond

4515 NW Malhuer Ave.

Portland, OR 97229

Cell: 503-267-9096

Fax: 503-961-1288

diamond.cassie@gmail.com

Moore-Love, Karla

From: haleydiamond1 <haleydiamond1@yahoo.com>
Sent: Thursday, August 04, 2016 11:59 AM
To: Council Clerk – Testimony
Subject: Terminal 1 Homeless Camp

I do not agree with the city of Portland booting long-standing, local businesses out for a homeless encampment!! The city of Portland & the mayor perpetuated this homeless travesty! You've done nothing but frustrate homeowners, business owners, and confused the heck out of the homeless. Why should businesses have to move because of your poor planning & inconsistent policies?!?! I say No!!

Haley Diamond

215 se 154th Ave. Portland, OR 97233

5038419973

Sent from my T-Mobile 4G LTE Device

Moore-Love, Karla

From: Jamie Price <jrprice@emersonhardwood.com>
Sent: Thursday, August 04, 2016 10:30 AM
To: Council Clerk – Testimony
Subject: Terminal 1 homeless shelter proposal
Attachments: image1 (003).PNG

Good afternoon,

My name is Jamie Price and I work at Emerson Hardwood Co. at 2279 NW Front Ave. We have been located at this address since 1907. I have worked here for nearly 20 years now and I live by the motto that we are in a constant state of improvement. I would say that holds true for our neighborhood also.

Here at Emerson I oversee our operations and have the privilege to hire our yard personnel and driver staff. In doing that I am proud to say that we do not have any employees making minimum wage. In fact when the minimum wage rises to \$15.00 per hour we still won't have employees making minimum wage. We have offered sick time, health insurance and 401k for as long as I have worked here and we take a lot of pride in that. Our employee turnover rate is low and our workers are happy here. Emerson Hardwood has also been a great place for employees who have not had the same opportunities as others to attend institutions of higher education. We often promote from within. Many of our sales reps and office staff started working in our warehouse and have taken the knowledge they have learned and experience gained to promote themselves within the company.

Emerson Hardwood has survived the Great Depression, the Great Recession and many other adversities over the years. It would be very unfortunate if we had to close our doors because of a zoning change or due to safety issues with the proposed Homeless shelter at Terminal 1. I recognize the need for us as a community to deal with our homeless issue. This does not feel like the correct solution? The sale of Terminal 1 has potential to create much needed jobs in our area, and generate millions of dollars for the city that can help fund programs to combat this very issue that we are all struggling with. We have already paid for the Wapato Jail which offers plumbing, electricity, dining hall, medical station and a safe place for our homeless to sleep at night. The response from city officials has been that the Wapato is too far from city services to be successful? Running daily shuttles can be a solution to this issue and with that comes jobs needed for shuttle bus drivers and vehicle maintenance. These kind of opportunities can be great for a homeless person who is in need of a job. And you can do this for a lot less cost than revamping a facility that currently needs electrical, plumbing and other renovations to make it a suitable shelter for the homeless.

This makes me question what the real motivation is behind this project? It doesn't feel right and everyone in the neighborhood seems to agree. This has been forced upon us because of a few prominent developers / hotel owners found it in the "kindness of their hearts" to suggest riverfront property zoned for industrial use as the site for the new state of the art homeless shelter? The end result is lowered property value, increase in crime and a rezone that will push out the rest of the businesses from this area. That alone will have a huge social cost not factored in the \$60 million or more figured to start this project. We are all aware that the "proposed" cost and the "actual" cost are two very different things. And anyway you look at this it does not seem to be a financially feasible solution.

Finally I think it is important to point out that I have 2 adopted children who I love more than anything else in this world. I want to keep Emerson running for them to have the same opportunities I have had and more! That is my motivation and I think you might find it a lot more genuine than our developer friends who have these plans for OUR neighborhood. Please don't take this away from my children and family. Please don't take it from our neighboring businesses and please don't do this to

our neighbors across the street in the condos. They have worked hard to be able to live there and enjoy the sustainable lifestyle promoted so heavily by the city of Portland.

Thank you!
Jamie Price

Vice President
Emerson Hardwood Group
1-800-422-3040

37225



Moore-Love, Karla

From: Mair Blatt <mairblatt@gmail.com>
Sent: Thursday, August 04, 2016 8:06 AM
To: Moore-Love, Karla; Council Clerk – Testimony
Cc: Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Hales, Mayor; Commissioner Novick
Subject: Terminal 1 - email testimony
Attachments: IMG_3895.jpg; IMG_3912.jpg; kids pic.jpg; homeless activity in neighborhood.pdf

Please submit my email as testimony in opposition to the proposed use of Terminal 1:

Dear Commissioners,

I am a homeowner at the Riverscape Property located about 150 yards south of Terminal 1. While I am not oblivious to the enormous problem you face regarding our homeless community and the issues surrounding this, I strongly believe using Terminal 1 to warehouse homeless human beings is an awful idea.

My community is a thriving community filled with young families with children, some aging homeowners and a handful of disabled owners or residents. We are a community within a city that still manages to maintain a small town neighborhood feel. (please see attached photos.)

Personally, I am the mother of a 21 year old young man who is disabled. My son has cerebral palsy and is legally blind. After years of raising him to be independent, he has been making incredible strides to living an independent life. This is why we moved to Portland almost 3 years ago. Last month we celebrated as he ordered and rode his first Uber ride to get a haircut. He is enrolled this summer at PSU and gets himself to and from class, alone. He recently started staying home for occasional weekends to gain independence. He is living in a city that has been helping him gain the independence he needs. My son heard about what is planned and I can tell you he is now afraid to stay home alone. In preparation for this terrible idea of Terminal 1 we have now started switching our lessons from "Go out... immerse yourself in your community... you can do it!" to "if someone tries to get in the house or accosts you, you call 911 and tell them you are disabled and you can not defend yourself!" We've explained to him that just because you are homeless does not mean you are a bad person nut that many of these unfortunate folks also deal with mental illness and can be aggressive. He can't see well enough to form an opinion until that person is right up next to him and by then, if it's the latter, it's too late.

My husband is a hard working physician and I volunteer 3/4 time for 2 organizations in your city. Incight in support of Portland's disabled community and I help fund a researcher at OHSU in an effort to find a cure for pediatric acute myeloid leukemia. We contribute to society and pay taxes in a city we love. That being said we would find it hard to remain in a city that puts our disabled son at risk or hinders his ability to grow into an independent human being. Terminal 1 going through is going to unravel everything we've worked so hard to do.

The homeless are not required to stay at that shelter and we have had an increase of homeless activity here at Riverscape since June of 2016. (See attached) Last week my neighbor found a used syringe in his yard and a few days ago another neighbor had a man ring her doorbell at 3:00 am with a mask and dark glasses. He mumbled, asked if he could come in. We already have 12 homeless tents or structures on the waterfront below us and another new development directly in front of us that has included a young homeless man who has threatened our neighbor. Most recently an older man who walks our walkway with a hunting knife while whittling a piece of wood has moved into that spot. We are working to fix what's already going on here. Your decision is going to compound this problem.

PLEASE reconsider using Terminal 1 as a homeless center. It's not the right place. I don't know where the correct place is but this can't be it... Portland's waterfront in one of Portland most expensive neighborhood. It just seems insane.

PLEASE allow us to continue to feel safe in our community!

Thank you!
 Mair Blatt
 1684 NW Riverscape Street
 Portland, OR 97209
 503 708-9163

**Attached are photos showing you that we are a community of families with many small children. I don't believe you have a clear picture of who resides 150 yards from this project.

37225





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7/2014: Jon Blatt found 4-5 used syringes on what was the dirt area north of Pacifica that is now the construction zone for Rivage. We called the police and their advice was to "go pick them up if we wanted to." (We did.)

7/15/15: Chadwick and Ani had a house warming party & one of her guests said there was a man with a knife outside the building (the Waterline). Luckily, no altercation occurred, but my friend was frightened and has not visited since.

Summer 2015: Shellie Linscott Lyden's boyfriend Jeff was threatened and chased by a man that was down on the water. Luckily the man didn't see which house he went in. He was very alarmed.

We called the cops last summer about a homeless woman trying to climb over the railing outside our place...would have fallen onto the beach otherwise.

9/21/15: Intoxicated homeless man sits on our (1684) stairs, while I'm home, smokes 4-5 cigarettes, flicks them in the bark dust and leaves after about 25-30 minutes. Didn't move when I left to take my dog out. We had to walk around him.

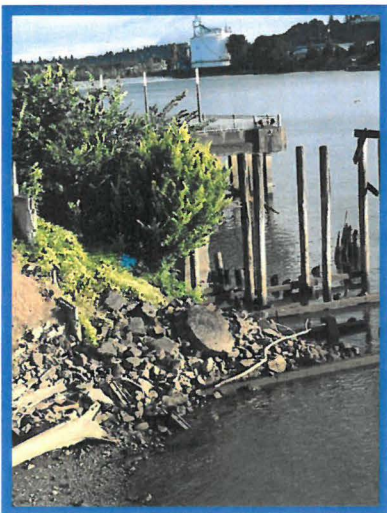


2/26/16: Notice received from TMG about a statue taken from a porch.

6/7/16: Unspecified police activity near Cherri's.

6/16: I don't have the date but Jim sees man buck naked taking a bath in the river in front of our houses. :-O

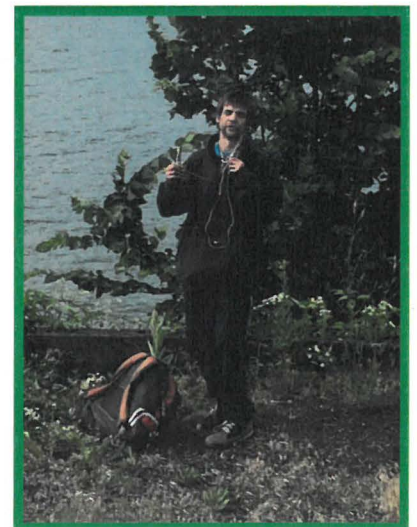
6/16/16: 1st homeless tarp up in bushes near Kirchoff's.



6/17/17: For about a week **Jim Kirchoff has words with aggressive homeless youth** living in the bushes in front of his place. Police were called a couple of times. Kirchoff's were threatened by the young man.

6/18/16: Mair sees homeless guy swigging out of a brown bag walking the property.

6/18/16: Statue stolen from Kris Salt's porch. Police called by neighbors who stopped him. Statue returned.

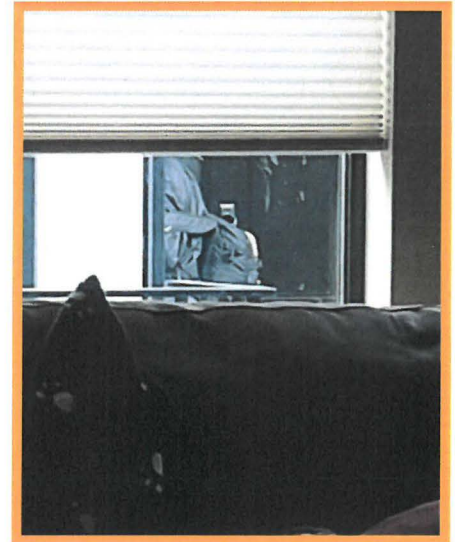


6/21/16: Homeless man moves back in after being removed by police. Police report filed by Kirchhoff's.

June 2016: Hayley Klug saw a man with a backpack looking in the windows of a neighbors home across the walkway. Debbie Burke Hutchins called the police line and they were not helpful but there is a record of the call.

6/22/16: Stranger reported around garages near Cherri's. Later he was asked to leave the property when he was found hanging around garages in the 1680 parking area. Jim Kirchhoff escorted him away.

6/22/16: Kacey Baxter (1666) kicked the same homeless man off her steps.



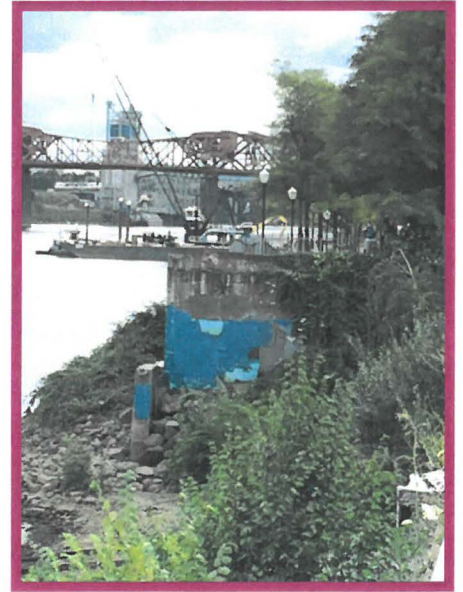
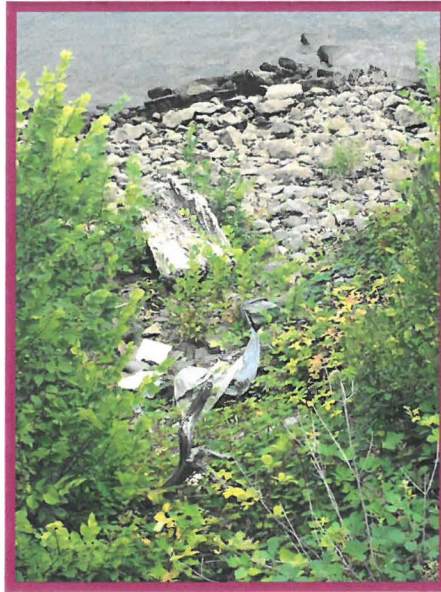
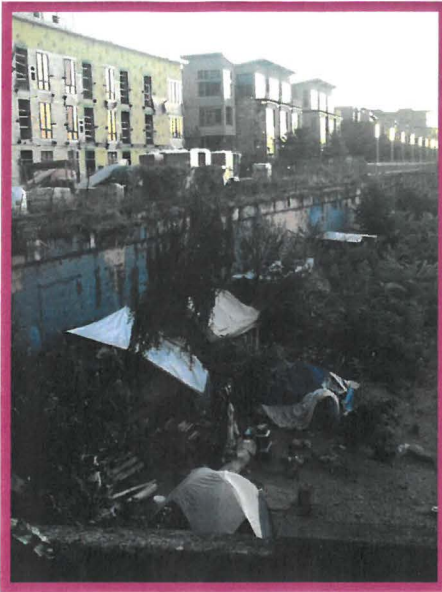
7/10/16: From Kacey Baxter: I was pulling out of my driveway to go to work. It was 12:50pm. This crazy guy (mid-50s?) was standing on the sidewalk outside my house at the top of the driveway. I stopped for him to pass and he had something in his hand that looked like a heart shaped rock. He started waving it at me and muttering something at me. (I wasn't rolling down my window to find out.) He stood in front of my car for a couple seconds continuing the tirade. And then when he passed my car, he turned back and continued. He looked like he was either peddling the rock, selling religion or about to toss it at my car. I am not sure which, but it was sufficiently scary enough to call my baby sitter and tell her to stay inside until he left and lock the doors. (That's how I know what day/time it was.) I can't say whether he was homeless or not, but I can say that he did not fit the neighborhood profile and clearly didn't belong.

7/12/16: Mair walks by man with hunting knife early morning while walking her dog on waterfront walkway. He was whittling a stick and looking 'not quite right'. He jumped the fence near Kirchhoff's and went into the bushes. (New homeless tenant?)

7/30/16: 3 am doorbell at Lupenhout's. Man with vent mask messed with her pots and when she answered the door he rambled something about the trains and asked if he could come in.

7/31/16: Pincus' find a syringe in their yard.

Currently: Garrett Peck mentioned that the **camp that is below the freemont bridge**, below the new apt buildings has grown from one small tent to about **12 significant structures**, some of them are quite permanent as I have seen them with battery powered nail guns and 2 by 4's these are not temp. We have witnessed dumping, pooping, pissing and a lot of dis orderly conduct over the last 6 months that gets more common on a daily basis.



Kacey Baxter **took these photos** and says they are entering by using vines to drop down and accessing the south end by entering on the opposite side of the new apartment building. They are tracking footprints along the sand below Riverscape and entering/exiting near Pacifica.

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Moore-Love, Karla

From: Alec Horley <alechorley@yahoo.com>
Sent: Wednesday, August 03, 2016 3:18 PM
To: Moore-Love, Karla
Subject: Letter to City Council

Hello City Council,

My name is Alec Horley. I am a Multnomah County property owner at 2168 NW 16th Ave Portland OR 97209. I have a family of five and we do not feel safe about the proposed homeless shelter at Terminal 1 in Northwest. That is industrial land that needs to stay industrial land. Let it create good working family wage jobs. This is much more important than giving the homeless a riverfront property. There are many alternative properties that will suffice that are not prime industrial land. This is borderline madness in what is being proposed by Dan Saltzman. I have become disillusioned by the observed prioritization of three of the voting members of the council (Novick, Saltzman and Hales) when it comes to Terminal 1. The homeless shelter needs to be moved somewhere off the river, off of industrial land, off of higher-end value city owned plots and away from family-dense neighborhoods. I do not have the single answer. What I do know, is that as a voter, I will be very, very infuriated at a city council decision to place homeless people in the warehouse at Terminal 1.

Alec Horley

Moore-Love, Karla

From: Brian Lynch <brianl@sakeone.com>
Sent: Wednesday, August 03, 2016 2:10 PM
To: Moore-Love, Karla; Hales, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Commissioner Saltzman
Cc: Council Clerk – Testimony; mairblatt@gmail.com; jonie@laddgroup.com
Subject: Terminal one shelter

Dear Commissioners

I am writing in concern of the proposal for a Shelter at Terminal 1.

Simply stated, building a shelter at Terminal 1 will halt the current progress of the city in the NW. There is currently a half mile that the city can expand into and considering the current growth rate, it will need the space. Also, what city would provide riverfront for a shelter? The tax benefits alone from high profile apartments and condos should offset any consideration of this shelter.

This concept has proven inefficient in San Antonio and we have a current shelter that is not being used

“Built as a self-contained, full-service facility in a campus environment, Wapato provides 525 beds, adequate shower and toilet facilities, a commercial kitchen, laundry and dining hall. Generous open spaces provide options for education and job training. There is also space for drug and alcohol treatment and medical care. It is beautifully landscaped with public art, exercise space — and even a dog kennel for resident pets.”

There is also real danger for our children in this community and based on Haven for hope’s lack of success and increase in crime I do not see how this is a good idea.

<http://www.ksat.com/news/sapd-officers-responded-to-haven-for-hope-1877-times-in-2-year-period>

How much do 1877 police calls cost?

There are appropriate ways to address our homeless population that will not hurt the city’s progress. I hope you take appropriate measures to ensure the safety of your citizens, the future progress of the city of Portland and vote against Terminal 1 as a shelter. It is in my and many people’s humble opinion, inappropriate use of waterfront property.



Brian J Lynch
Vice President of Sales
SakeOne
707-815-9674

Moore-Love, Karla

From: linda gunderson <linbucher2002@yahoo.com>
Sent: Wednesday, August 03, 2016 1:06 PM
To: Moore-Love, Karla
Cc: ted@tedwheeler.com
Subject: Re: Terminal 1 for homeless shelter

This is not really a letter, but it brings up some questions to be answered.

They say Wapato will not work, because of nearby businesses and no services. So why do they want to build another building with the same issues? Not to mention many apartments and condos two blocks away. The Portland Business Alliance says they look forward to include the community in finding effective ways to offer safe, long term housing, and support for those in need. I do not recall anyone ever approaching our community near Terminal 1 where they want to house 1400 homeless.

They mention Wapato will not work because of zoning. The zoning at Terminal 1 is for industrial, but they seem to have ways to change the zoning there, so why can't they change it a Wapato?

Wapato ws built with tax-exempt bonds financing restrictions, so the county can't enter into a long term lease. Ok, then why don't they do a short term lease like they are proposing at Terminal 1? Disposing bonds would cost roughly \$5 million and would require state action. They are saying it would cost \$90-100 million for Terminal 1. They say commissioning and replacement of identified system approaching life cycle is estimated to be at least 5 million + \$\$\$ for necessary requirements for operating an efficient homeless shelter facility. Terminal 1 would be different?

At Wapato they say a 100 bed shelter costs roughly \$700,000.00 to operate. Because the jail was built as a 525 bed/jail operating a shelter at that scale would require significant resources. Terminal 1 is to house 1400.

To me it seems like Wapato is no different than Terminal1 for finding ways for it to not work.

Sincerely,
Linda Gunderson

Moore-Love, Karla

From: philip gunderson <philnobrakes@yahoo.com>
Sent: Wednesday, August 03, 2016 1:02 PM
To: Marian Langley Blatt
Cc: Moore-Love, Karla
Subject: Term. 1 project

This is written in response to proposed mass homeless center @ Term. 1

The proposal of warehousing up to 1400 homeless people at the old terminal 1 location on NW Front Ave., 1 block north of our little condo community just sickens me in it's callousness. Not only would the residents and businesses here be negatively impacted by the presence of the entire Portland homeless community suddenly moving into the area without so much as a letter in our mailboxes warning us of this invasion. I've read the online report on how such an invasion would negatively impact the Rivergate businesses and neighborhoods (were the residents and businesses polled?) if the Wapato jail site were used, but no such polling or studies has ever been done for the neighborhood near the Term. 1 site, that I am aware of. We have done informal one on one contacting of many of the businesses in our area and have concluded that not a single business in our area would agree with a homeless shelter here. So much for the claim that the mayor has the blessings of the business community. The only probable businesses that would be in favor of relocating the homeless shelter here are those that are not here. Sounds like "not in my neighborhood, build it somewhere else". We are the somewhere else.

The costs of housing homeless people temporarily at the jail site I feel is greatly exaggerated in comparison to renovating and equipping a dilapidated, possibly contaminated warehouse that has no proper plumbing or sewer hookups to support 1400 people living in concentrated conditions. This will well exceed the dollars we taxpayers will ultimately have to pay for this bold social experiment. The only people who ultimately benefit from this are the contractors lining up to do the renovating and provisioning who are, coincidentally, associated one way or another with Homer and Dike, the two proponents of this nightmare. Most articles I have read about the "Haven of Hope" facility that Term 1 will emulate have concluded that the shining example in Texas is a massive failure in helping the homeless while destroying a neighborhood. It did somehow become a great monument of success to the politicians that promoted it. I feel that our civic leaders are going to experiment with our neighborhood in order to build an expensive monument (like the white elephant Wapato jail fiasco?), that can later be handed over to private contractors, who will profit off the tax dollars allocated for the project. This will become a permanent fixture in our community that will go on until our civic leaders are fired or they finally discover the real cause of homelessness, which in my view is lack of affordable housing and real world jobs that pay real world wages. Our government needs to work with property landlords and employers to solve the problem where it began.

I've also read in the comments to many of these articles that actual homeless people have written discuss their disdain for the shelter warehousing concept. It is unsafe, unsanitary, and theft of what little personal property they have is prevalent. Little is done to protect women and children from rape and abuse, and I would have to agree that if I were a homeless person, I'd rather take my chances on the streets or in a tent somewhere far away from the typical "shelter" environment.

One last thought, in that you must have imagined that I'm just another rich property owner shouting out the "not in my neighborhood" mantra, well, yes this might be partly true. I do worry about the theft, crime and plummeting property values that such endeavors bring, we are already experiencing wandering homeless people living within our neighborhood, going through our trash cans, leaving their filth and hypodermic needles in our landscaped, highly taxed yards. It's an ongoing problem that is getting worse, and the solution is beyond my pay grade. I do believe a concentration camp 1 block away will do nothing to resolve the real issues of homelessness.

I know this letter sounds selfish and ungenerous on my part, it was meant to promote how helpless and unprotected we feel in the hands of our civic leaders.

Sincerely,

Philip and Linda Gunderson

Moore-Love, Karla

From: Paul Eddolls <paul.eddolls@yahoo.com>
Sent: Tuesday, August 02, 2016 11:57 AM
To: Council Clerk – Testimony
Subject: Proposed terminal one homeless shelter!!

Dear chair person ,

I am writing to express my concerns over the proposed homeless camp on Northwest Front Avenue. As a physician and a local and national expert in the consequences of Adverse Childhood Experiences, I find the homeless crisis in this city to be upsetting in many ways, and I fervently hope that the city council will find a compassionate, sustainable solution to this situation. I understand that you are conceptually opposed to this experiment due to the potential economic impact of replacing an industrial, job-producing space with this shelter. However, I am more concerned that the city council seems to have forgotten that this is not an exclusively industrial area, and may have forgotten that there are residential developments a mere block away from the proposed site. Therefore, I have additional questions that I believe should be thoroughly addressed by city council before undertaking such an expensive experiment.

I live about two blocks from the proposed site, so I am very familiar with the area. Since purchasing my current home four years ago, I have witnessed a homeless man's bicycle trailer being run over by an Amtrak train as he ignored the barriers and signals indicating that a train was coming. I have also witnessed a mentally ill homeless woman attempt to climb over the railing to the river, a forty to fifty foot drop that would have undoubtedly killed her had we not intervened. The proposed site for this homeless camp is only a block away from active railroad tracks, and is obviously on the river, which makes me concerned that homeless persons (particularly those with mental illnesses) may not be safe in this location. The warehouse in question appears to be derelict, requiring extensive rebuilding to make the location safe. My fear is that major accidents, including loss of life, are not only likely but inevitable in this location. Additionally, the proposed site is a former superfund site; the long-term health effects to the people housed in this area cannot be guaranteed. These risks may be different for an industrial site in comparison with a residential facility. **Does the city assume liability for any injuries or loss of life due to these conditions, and does the cost of this liability get passed on to the taxpayers?**

The homeless crisis in this city is unfortunately accompanied by an increase in crime. The stories in the news describe increases in violent crimes and weapons-related crimes wherever the homeless are encamped, most notably in the Springwater Corridor and Waterfront Park. We have already experienced a slight surge in petty crime in our development such as graffiti, theft and vandalism; seen an increase in garbage (including needles and other drug paraphernalia); and have watched homeless persons openly carry weapons through our neighborhood in recent weeks. If the homeless shelter is located one block away from the end of this development, the only viable route for the homeless population to reach the city core is to walk or bike directly through our neighborhood and our development.

According to the San Antonio News, police calls jumped by 42% within the half mile radius of the Haven for Hope facility within the first two years. Despite meetings with the city council, residents report that there has been little improvement in the crime increases in their neighborhoods – and see the deterioration of these neighborhoods due to prostitution, gambling, and drug dealing (www.mysanantonio.com, “Haven for Hope causing headaches for neighbors”). The same news article outlines the fears that members of this neighborhood

currently hold. **What measures will the city be taking to ensure the safety of the hundreds of homeowners and renters(not to mention the businesses) in this area? Will there be a need for an increased police presence along Front / Naito Avenue?**

A preschool for children ages 15 months through 5 years is a short five block walk from the proposed site, and would be along the route that the homeless population would be traveling to get to the center of the city. This includes an outdoor park / play area that the children use during the day. As previously mentioned, we have already seen an increase in litter and vandalism in our neighborhood, including around the school, and fear that the children's play area will soon be plagued with the same problems. Hopefully this wouldn't include used needles and other drug paraphernalia, but I am not certain that that can be assured as I have already seen needles and broken alcohol bottles on my walks through this area. I have been told by my neighbors with small children that they have the same concerns for their children living in this neighborhood. **How will the city council ensure the health and safety of the children who live in this area, or attend the preschool so near to the proposed site?**

Like my neighbors, I bought into an expensive development on NW Riverscape Street. These properties currently range from around \$500,000 to \$1.5 million each, representing collective personal investments of many millions of dollars. It is a significant concern that our resale value will drop dramatically once this homeless facility is constructed, given that most people will not willingly purchase a luxury property in such close proximity to a facility that is feared to attract drug use, vandalism, theft, and violent crime.

This concern is likely shared by the developers who are still in the process of constructing multiple apartment buildings with direct views of the proposed site, and who will likely see unrented apartment units, and thus a loss of revenue, once this site is constructed. I would not be surprised to see the developers of this luxury apartment complex in a legal battle with the city if this project is approved. It seems that the city would be expecting the homeowners in this area to solely and unfairly assume a significant personal financial burden in order to address the city-wide homeless problem. **Will the city be compensating the hundreds of residents of the NW Riverscape area for the loss in property value, or the developers of the apartment complexes for the un-rentable units that will ensue from the execution of this experiment? Will we see a compensatory drop in our property taxes when our property values diminish?**

The expense of this project is additionally concerning. My understanding is that the initial cost will range between \$60 and \$100 million, but that does not account for ongoing costs once the facility is running as expected. Haven for Hope in San Antonio required the collaboration of 78 different governmental, non-profit, and faith-based organizations to operate – not the will of a single private developer. **What is the proposed source of this ongoing funding? Will it be dependent on philanthropy, or tax levies (neither of which is particularly stable)? Does the developer have the necessary support from a similar breadth of stakeholders that Haven for Hope needed to obtain in order to survive?**

According to studies from the University of Pennsylvania, the results of transitional models of housing have usually not been successful. In fact, the U.S. Interagency Council on Homelessness considers models that provide assistance in permanent housing as the best practice for addressing homeless crises, which is why Housing First is the national strategy – that is, giving the homeless homes first, services second. This strategy has been found to be more cost effective than transitional housing, with some studies showing that the per-person cost is almost one-third the cost of running a permanent shelter. Utah adopted a housing-first strategy in 2005 and has seen dramatic decreases in the homeless population since (www.expressnews.com: "Haven for Hope bucks 'Housing First' strategy;" www.endhomelessness.org, "Fact Sheet: Housing First"). **Does the city**

council have a particular reason for not following this model, which has demonstrated cost-effectiveness and long-term success?

If a permanent shelter seems a necessity for this city, a short-term solution that has appeared frequently in social media is the use of the Wapato facility in North Portland. Given that this facility is already constructed, addresses the safety and security of the residents, and still allows for expansion on the site if needed, **wouldn't this be a more cost-effective alternative for an 18 month experiment?** The location also wouldn't threaten the financial investment of the residents of the area – presumably being located near a prison is less desirable in terms of property values than being located near a homeless facility. It would cost far less to refit the property and provide transportation in and out of the area than to start from scratch at a new site. While previous studies into this matter have suggested that the costs of refitting the property would be high, these numbers are still far less than the \$60-100 million price tag that Terminal 1 carries for set-up, followed by \$15 million for annual operating expenses. If the experiment were successful, then the city council could examine long-term sustainability of the Wapato site versus moving to another area.

I sincerely empathize with the difficult position that city council finds itself in with regards to your attempts to resolve Portland's homeless crisis. I believe there are more fiscally responsible options for addressing this crisis than investing up to \$100 million in new construction and development for an 18 month experiment, and that doesn't threaten the safety and financial health of a thriving part of the city.

Thank you for your attention to this matter.

Paul Eddolls
1710 NW Riverscape Street
Portland, OR 97209
Sent from my iPhone

Moore-Love, Karla

From: RJ Gillespie MD <rgillespie@childrens-clinic.com>
Sent: Tuesday, August 02, 2016 12:21 PM
To: Moore-Love, Karla; Council Clerk – Testimony
Cc: Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Hales, Mayor; Commissioner Novick
Subject: Email testimony for Terminal 1 project, August 10th agenda

Please find my email testimony opposed to Terminal 1 project below:

Dear Commissioners:

I am writing to provide testimony opposing the proposed homeless shelter project in Terminal 1. I am empathetic toward the city council and the massive problem that you all face in addressing the homeless issue, and sincerely hope that a solution can be found, but I do not believe Terminal 1 is the right answer. I am a resident in the neighborhood that begins one block south of the proposed site, and while no one in the city would support such a massive concentration of the homeless population in their neighborhood, I believe that the Terminal 1 site has some specific issues that should preclude it from consideration.

Safety of the homeless population: I live about two blocks from the proposed site, so I am very familiar with the area. Since purchasing my current home four years ago, I have witnessed a homeless man's bicycle trailer being run over by an Amtrak train as he ignored the barriers and signals indicating that a train was coming. I have also witnessed a mentally ill homeless woman attempt to climb over the railing to the river, a forty to fifty foot drop that would have undoubtedly killed her had we not intervened. The proposed site for this homeless camp is only a block away from active railroad tracks, a major electrical substation, and is obviously on the river, which makes me concerned that homeless persons (particularly those with mental illnesses) may not be safe in this location. The warehouse in question appears to be derelict, requiring extensive rebuilding to make the location safe. There have also been concerns about the environmental safety for residents of that site, as DEQ found that it was recently contaminated with lead, arsenic, hydrocarbons, and petroleum products. My fear is that major accidents, including loss of life, are not only likely but inevitable in this location.

Safety of the residents, businesses and schools in the area: The homeless crisis in this city is unfortunately accompanied by an increase in crime. The stories in the news describe increases in violent crimes and weapons-related crimes wherever the homeless are encamped, most notably in the Springwater Corridor and Waterfront Park. We have already experienced a slight surge in petty crime in our development such as graffiti, theft and vandalism; seen an increase in garbage (including needles and other drug paraphernalia); and have watched homeless persons openly carry weapons through our neighborhood in recent weeks. If the homeless shelter is located one block away from the end of this development, the only viable route for the homeless population to reach the city core is to walk or bike directly through our neighborhood and our development. According to the San Antonio News, police calls jumped by 42% within the half mile radius of the Haven for Hope facility within the first two years. Despite meetings with the city council, residents report that there has been little improvement in the crime increases in their neighborhoods – and see the deterioration of these neighborhoods due to prostitution, gambling, and drug dealing (www.mysanantonio.com, "Haven for Hope causing headaches for neighbors"). The same news article outlines the fears that members of this neighborhood currently hold. A preschool for children ages 15 months through 5 years is a short five block walk from the proposed site, and would be along the route that the homeless population would be traveling to get to the center of the city – given that there is limited public

transportation along this section of Front Avenue. This route also includes an outdoor park / play area that the toddlers and preschoolers use during the day. As previously mentioned, we have already seen an increase in litter and vandalism in our neighborhood, including around the school, and fear that the children's play area will soon be plagued with the same problems. Hopefully this wouldn't include used needles and other drug paraphernalia, but I am not certain that that can be assured as I have already seen needles and broken alcohol bottles on my walks through this area. I have been told by my neighbors with small children that they have the same concerns for their children living in this neighborhood.

Loss of limited industrial use space: recent articles in the Portland Tribune outline concerns that river-sensitive industrial space is limited; future development of industries that require the riverfront would then be forced to occupy nature preserves and currently untouched spaces along the river. This should be a significant environmental concern for the city council, which is tasked with looking at the long-term picture of the city's health and development. As Commissioner Fish has correctly noted, this space should be used to create jobs in the area.

Loss of development potential and value: Like my neighbors, I bought into an expensive development on NW Riverscape Street. These properties currently range from around \$500,000 to \$1.5 million each, representing collective personal investments of many millions of dollars. It is a significant concern that our resale value will drop dramatically once this homeless facility is constructed, given that most people will not willingly purchase a luxury property in such close proximity to a facility that is feared to attract drug use, vandalism, theft, and violent crime. This concern is likely shared by the developers who are still in the process of constructing multiple apartment buildings with direct views of the proposed site, and who will likely see unrented apartment units, and thus a loss of revenue, once this site is constructed. I would not be surprised to see the developers of this luxury apartment complex in a legal battle with the city if this project is approved. It seems that the city would be expecting the homeowners in this area to solely and unfairly assume a significant personal financial burden in order to address the city-wide homeless problem. Again, no one in the city relishes the idea of a massive homeless shelter being built in their neighborhood, but the developers that have only recently had their plans approved by the city for high end residential and commercial development have been betrayed by city council if this project goes through, and would be more than likely to seek legal recourse.

Massive expense for new development: The expense of this project is additionally concerning. My understanding is that the initial cost will range between \$60 and \$100 million, but that does not account for ongoing costs once the facility is running as expected. Haven for Hope in San Antonio required the collaboration of 78 different governmental, non-profit, and faith-based organizations to operate – not the will of a single private developer. What is the proposed source of this ongoing funding? Will it be dependent on philanthropy, or tax levies (neither of which is particularly stable)? Does the developer have the necessary support from a similar breadth of stakeholders that Haven for Hope needed to obtain in order to survive?

The project contradicts national policy on homelessness: According to studies from the University of Pennsylvania, the results of transitional models of housing have usually not been successful. In fact, the U.S. Interagency Council on Homelessness considers models that provide assistance in permanent housing as the best practice for addressing homeless crises, which is why Housing First is the national strategy – that is, giving the homeless homes first, services second. This strategy has been found to be more cost effective than transitional housing, with some studies showing that the per-person cost is almost one-third the cost of running a permanent shelter. Utah adopted a housing-first strategy in 2005 and has seen dramatic decreases in the homeless population since (www.expressnews.com): "Haven for Hope bucks 'Housing First' strategy;"

www.endhomelessness.org, "Fact Sheet: Housing First"). The city has other models for addressing the homeless issue that takes this policy into account.

A VIABLE OPTION EXISTS FOR THE CITY: If a permanent shelter seems a necessity for this city, a short-term solution that has appeared frequently in social media is the use of the Wapato facility in North Portland. Given that this facility is already constructed, addresses the safety and security of the residents, and still allows for expansion on the site if needed, **wouldn't this be a more cost-effective alternative for an 18 month experiment?** This would satisfy the safety, environmental, and business concerns that the Terminal 1 project brings, and would cost far less to refit the property and provide transportation in and out of the area than to start from scratch at a new site. While previous studies into this matter have suggested that the costs of refitting the property would be high, these numbers are still far less than the \$60-100 million price tag that Terminal 1 carries for set-up, followed by \$15 million for annual operating expenses. If the experiment were successful, then the city council could examine long-term sustainability of the Wapato site versus moving to another area.

I sincerely empathize with the difficult position that city council finds itself in with regards to your attempts to resolve Portland's homeless crisis. I believe there are more fiscally responsible options for addressing this crisis than investing up to \$100 million in new construction and development for an 18 month experiment, and that doesn't threaten the safety and financial health of a thriving part of the city.

Thank you for your attention to this matter.

R.J. Gillespie
1710 NW Riverscape Street
Portland, OR 97209

R.J. Gillespie, MD, MHPE, FAAP

9555 SW Barnes Rd, Suite 301
Portland, OR 97225
ph.503.297.3371
fax.503.297.7975

www.childrens-clinic.com Find us on [Facebook](#)



Moore-Love, Karla

From: Kacey Baxter <kacey_baxter@comcast.net>
Sent: Monday, August 01, 2016 5:44 PM
To: Council Clerk – Testimony; Moore-Love, Karla
Subject: Testimony for August 10 Council Hearing
Attachments: Lemonade_Stand.jpg

TO: City of Portland Council Clerk
FROM: Kacey L Baxter, 1666 NW Riverscape Street, Portland, OR 97209, 503-913-6270 (w) or 503-224-0710 (h)
RE: Testimony for August 10 Council Hearing of Terminal 1 Homeless Shelter
AGENDA ITEM: TBD

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Please accept this written testimony into public record in lieu of my availability to speak before the Council in person.

Thank you,
Kacey L Baxter

TESTIMONY OF KACEY L BAXTER IN OPPOSITION OF CREATING A HOMELESS SHELTER AT TERMINAL 1

I wanted to take a moment to write to express my extreme concern about the proposed plans for turning Terminal 1 into both a temporary and/or permanent homeless shelter. I am passionately opposed to this proposal and want to express my extreme concern.

My husband I purchased a condominium on Riverscape Street in January of this year. We made the decision to pay a premium price and return to Northwest Portland to allow our daughter to be closer to her school and have opportunities not afforded in our old neighborhood. We selected Riverscape Street because it was a small, safe pocket within the larger neighborhood we love. Our two block street is a quiet place where people walk their dogs, neighbors share friendly conversation on the sidewalk or local coffee shop/beer hall, and children and adults alike enjoy the little boardwalk that lines the river. The neighborhood offered walk/bike opportunities and access to fantastic small businesses and restaurants.

Since we have moved to this quiet part of Northwest Portland, my 5-year-old has finally began learning to ride a bike. She and I have enjoyed watching the Fleet come in for Rose Festival just steps from our front door. My daughter loves talking to the fishermen that frequent our little pier. My daughter has enjoyed setting up her first lemonade stand (see attached). My daughter gets to have spontaneous playdates with neighborhood children. We have also experienced the joys, conversations and connections that come from walking a child to and from her school each day.

Moving hundreds of homeless people into Terminal 1 shatters my little family's new-found joy of city living. I am not sure where each of you live in this city, but imagine the horror YOU would feel of learning that you finally bought your beautiful dream home and within seven months elected officials decided to park an enormous, dangerous homeless camp next door. That is what I am feeling right now.

I will tell you that as a mother, a tax payer and a business owner, I am TERRIFIED by the decision you are about to make knowing that it DIRECTLY AND SIGNIFICANTLY impacts me and my family. The fact that this initiative is even being considered by the City is mind blowing.

I have read numerous opinions and articles on the clean up of the Spring Water Corridor. I read how safety is a major concern and why the Mayor's office feels the area should be cleaned up. Well, if you are concerned about the safety of a green space, how about the safety of the residents of an entire neighborhood?! If you have not studied the map of the area surrounding Terminal 1, within walking distance of property--only three blocks--there is a Montessori School serving Preschool to 8th grade. Also within walking distance of Terminal 1 is Chapman Elementary and Cathedral School. There is also Playdate PDX where hundreds of children and families go each week to play and connect. Not to mention hundreds, if not thousands, of households that have children under the age of 18. Putting these children--including my own--at risk is absolutely irresponsible of city leadership.

Looking beyond the safety concerns of children and families. Moving a large-scale shelter into Terminal 1 impacts job-providing businesses and developments as well. Within walking distance--again just blocks--from Terminal 1 are restaurants, retailers, coffee shops, manufacturers, offices and machinists all dedicated to resurrecting Slabtown/River District and reclaiming it as a place where people WANT to live, shop, eat and visit. A homeless shelter of this magnitude kills that opportunity and the jobs our city is in dire need of.

Our little section of Northwest Portland is poised for growth and has wonderful potential. Developers are currently building multi-unit housing opportunities. Developers are breaking ground on office buildings across the street from my house. These types of developments are positive for our neighborhood and positive for Portland. In the construction alone, hundreds of people are given steady employment. So the idea of crushing those economy-stimulating projects with an enormous homeless shelter just doesn't make fiscal sense.

And of course I would remiss if I didn't mention the ECONOMIC impact you are making to the hardworking homeowners that chose to live on Riverscape Street. Every owner on my street--from the Pacifica to Shoreline Condominiums--paid a premium price for their home. Yes, we made that decision and we were not forced into it. But we did so wanting our own little slice of the city where we could create a safe, quiet, peaceful neighborhood/community. That said, I am struggling to guess how big an impact this shelter will have on our home values--\$50K, \$100K, \$200K, more? By putting a homeless shelter of this magnitude next door to our neighborhood you have essentially locked us into devalued property that we will NEVER be able to sell or recover from. This will force many hard-working, tax-paying people into a personal financial crisis--my family included.

I then think of the environmental impact of a homeless shelter at Terminal 1. This part of the Willamette River was a super fund clean up site. And now you are talking about hundreds of beds on a property that lacks proper infrastructure for sanitation and hygiene. I can only imagine the pollution this "solution" will cause in the area. I shutter to think of the health issues it will impose to the homeless and nearby neighborhood residents.

If public safety, the economy and the environment are not enough to persuade you to oppose this proposal, then think about the inhumane conditions you are creating for this city's homeless. You are essentially warehousing the homeless on a 14-acre parcel in order to "clean up" Portland. This treatment is no different than taking an unwanted dog or cat to an animal shelter to get them off the street and keep them out of view. This is absolutely unacceptable.

I have based my company in Portland for 7 years now. Like everyone, I have seen the homeless problem escalate and I do not like it any more than the next person. I now have to advise clients on where to park to avoid homeless camps. I have stepped over hypodermic needles going to work and taking my child to school. I have had to call emergency services because a man was shooting up heroine ten steps from the front door of my business. I have had to walk around people sleeping on sidewalks. I have had to briskly (almost run) past the homeless people in cars around the neighborhood. As a woman I have dealt with the inappropriate cat-calls from homeless men. I am sickened by the shopping carts full of garbage abandoned all around Northwest Portland. I have also had a 6+ tent homeless camp blocks from my house that ADMITTED to the media that one resident had MULTIPLE guns on site. So yes, I'm concerned and TERRIFIED by consolidating all of this into one 14-acre space that happens to be in my front yard and viewable from the sidewalk that runs past my house.

When I read the numbers involved turning Terminal 1 into a shelter, I am equally dumbfounded and outraged. As a resident and business owner, I pay my share of taxes. My husband I work long hours in order to be able to afford housing, transportation, educational opportunities for our child, student loans, basic necessities, utilities, etc. I want to see my hard-earned tax dollars go to programs that benefit the entire city--better roads, more emergency services (police, fire, 911), libraries, better public schools. I don't want MILLIONS going to the homeless who already have independent, non-profit programs available to them. I am sorry to sound harsh or uncaring, but frankly put, tax payer money should be invested where it benefits everyone, not just a minority. Taxpayer money should NOT be used to "hide" the homeless away and provide inhumane shelter conditions.

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I do realize that drives people to the street varies tremendously. I know that some have just fallen on hard times or made a wrong decision. However, there are also a large percentage that are mentally ill, have a criminal record, are addicted and/or are offenders/predators. Nobody knows who will walk through a shelter's doors. The people you are looking to place next to my house run the gamut and that SCARES me.

As you consider the proposal regarding Terminal 1, I have some questions I'd like you to consider:

- How will YOU ensure my family's safety if you proceed?
- How will YOU make sure my little girl can still ride her beloved bike along the river or that I will be safe walking her to school?
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- How would YOU like it if the city placed this homeless shelter two football-fields length from YOUR front door?

As you can tell, I am extremely passionate about this topic. I strongly oppose Terminal 1 as a homeless camp or shelter. Even if it is a temporary solution, it will have PERMANENT safety and financial impact to families and homeowners in the vicinity. I ask--no, I BEG--you to consider another option. As a mom, resident, business owner and taxpayer, I would rather see a smattering of small homeless camps throughout the city than a concentration of homeless in one mega-camp in a residential area.

Thank you for your time. I encourage you to call or email me if you'd like to talk more at length on this matter.

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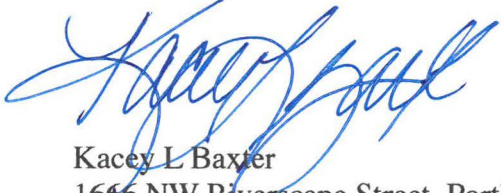
TO: City of Portland Council Clerk
FROM: Kacey L Baxter
DATE: August 1, 2016
RE: Testimony for August 10 Council Hearing of Terminal 1 Homeless Shelter
AGENDA ITEM: TBD

AUDITOR 08/04/16 PM 3:15

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AUDITOR 08/04/16 AM10:23

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August 1, 2016

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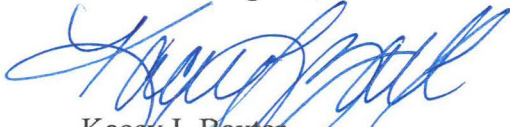
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Baxter & Maher
1666 NW RIVERSCAPE ST
PORTLAND, OREGON
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PORTLAND OR 970

02 AUG 2016 PM 2 L



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Council Clerk Testimony
1221 SW Fourth Ave, Rm 130
Portland OR 97204

97204-190021

