

Proposed Project Network Resolution


The Eliot Neighborhood Association board is prepared to withdraw its opposition to the siting of a residential facility for formerly drug-addicted women by Emanuel Hospital's Project Network program at 2631 N. Mississippi under the following conditions:

1. That Emanuel Hospital provide relocation assistance and benefits, in accordance with federal requirements, to all tenants now residing at 2631 N. Mississippi.

2. That Emanuel Hospital and Legacy Health System make a specific, written commitment to assist in replacing the 35 units of market-rate housing lost to this project somewhere in Eliot. The written commitment outlining resources, methods, and possible projects shall be reviewed and approved by ENDA's board or land use committee before this resolution can become effective.

3. That Emanuel Hospital and Legacy Health System agree in writing and as a part of the "Condition L" agreement not to provide assistance, support or encouragement for the siting of any additional special needs housing, or institutional residential facilities, outside its growth boundary and within the Eliot neighborhood.

4. That a majority of tenants at 2631 N. Mississippi are satisfied with this arrangement.


Dahys milk
284-3723

ELIOT NEIGHBORHOOD ASSOCIATION

February 1, 1994

Mr. Jim May
President & CEO
Emanuel Hospital and Health Center
2801 N. Gantenbein
Portland, OR 97227



Dear Mr. May:

The ENDA board voted at its December 13, 1993 board meeting to rescind its opposition to the siting of Project Network at 2631 N. Mississippi.

The December board vote on Project Network was with the understanding that the tenants and Emanuel had reached agreement on the following:

1. That the majority of the current tenants of the building were willing be to be relocated.
2. That relocation expenses would be paid by Project Network at least according to Federal standards and requirements.


In addition, at its January 10, 1994 meeting, the board voted to support the position that ENDA's concerns and policy stated in the November 8, 1993 letter to you are still valid and still need mitigation as a result of the siting of Project Network, and that the following mitigation shall be included in the contractual language being developed by ENDA and EHHC to satisfy "Condition L" EHHC/ENDA boundary issues:

- a. That EHHC or LHS will not encourage, sponsor, assist or develop such projects as special needs housing or institutional residential facilities in the future outside EHHC's growth boundary and within ENDA's boundary.
- b. That EHHC will provide a comparable number of affordable rental units lost to Project Network, through such actions as consolidating and donating land outside its boundary to local CDC's for housing projects in Eliot, providing seed and threshold money for housing projects in Eliot, and providing non-interest loans for Eliot housing projects.
- c. That EHHC or LHS will not propose, without the mutual agreement of EHHC and ENDA, any new developments requiring land use review within ENDA's boundaries until EHHC's Impact Mitigation Plan has been approved by the City.

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d. That the building shall be returned to general population residential use when Project Network stops using the building, as promised by a Project Network representative at the December meeting.

Sincerely,



Steven D. Rogers
ENDA Chair
533 NE Brazee
Portland, OR 97212
503-281-1799

cc Jeanne Cohen, Project Network, EHC
Gary Edwards, EHC
Steve Telfer, EHC
Jan Shea, EHC
Elizabeth Waters, Waters Consulting
Mike Hayakawa, Bureau of Planning
Michael Harrison, Bureau of Planning
Portland Planning Commission
Commissioner Hales
Commissioner Kafoury
Commissioner Blumenauer
Commissioner Lindberg
Mayor Katz
Cynthia Chase
Susan Hartnett
Ron Herndon, N/NE Economic Development Alliance
Edna Robertson, NECN
Cathy Briggs, BHCD
Richard Brown, Black United Front
Avel Gordly, State Rep.
Margaret Carter, State Rep.
Sharee Rhone, NAACP
Jean Pullen, Project Network CAC Chair
Mike Verbout, Principal, Beach School
Selena Kahey, Program Manager, The Center for Maternity
Lorenzo Poe, The Coalition of Black Men
Amina Anderson, Black United Fund

1. Elizabeth Waters attended several meetings of the Land Use Committee where she made presentations on the status of Project Network. Strong emphasis was on the value of the program to the community rather than addressing land use concerns such as density of such facilities.
2. After several meetings the Land Use Committee chose not to take a position on the expansion of the program into a site in Lower Albina due to the fact that there was no land use process available at that time to resolve the density and other impact issues.
3. Subsequently a dispute arose between Waters and the land use chair as to the value of any more presentations to the land use committee since the presentations always turned into program descriptions and value of the program.
4. This dispute was resolved through a meeting with me, Perlman, Waters and Emanuel Hospital representatives. At that meeting we also discussed trade-off issues regarding Project Network's impact on the neighborhood as part of the contractual negotiations with the hospital on "Condition L" (resolution of boundary issues).
5. On at least two occasions I gave Waters drafts of the contract and stated that its language had implications for Project Network.
6. At the October board meeting, because of the detention center issue, the board reaffirmed its position on opposing more special needs facilities due to current density.
7. The negotiations with Emmanuel Hospital on the Condition L fell apart causing a major delay just as the subcommittee felt it had reach a pretty complete final draft. The subcommittee's eight-page draft was reduced to three pages by the hospital without subcommittee discussion. The November 1st deadline set by the hearings officer was missed. At several of those meetings, the status of Project Network was requested and the answer was "we are proceeding."
8. The tenants of the Mississippi building learned of their potential eviction at the hearing for the detention center.
9. Because of the above and other ENDA policies, I felt it was necessary to be clear with Emanuel on ENDA's position. The letter was presented to the board in November without a presentation by anyone as ENDA's policy already dictated opposition. The board decision was directed toward whether or not to send the letter clarifying ENDA's position.
10. A one-page draft boundary agreement as a counterpoint to the three-page draft was presented to Emanuel at a boundary subcommittee meeting. This draft included a line requiring Emanuel not to site Project Network in Eliot.
11. Since no response was forthcoming from the hospital on the Project Network and the Condition L agreement issues, Lee and I requested a meeting with Jim May to discuss several related land use issues, including Project Network, that had slipped their schedules or that the association was receiving mixed or unclear signals about. That meeting happened Dec 6.
12. Waters requested time at the December board meeting in regard to Project Network. The Executive committee granted that request after hearing from Waters.
13. The boundary subcommittee reviewed a draft letter from May at our Thursday meeting. Modifications were suggested and the final letter was mailed to all board members.

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d. That the building shall be returned to general population residential use when Project Network stops using the building, as promised by a Project Network representative at the December meeting.

Sincerely,

Steven D. Rogers
ENDA Chair
533 NE Brazee
Portland, OR 97212
503-281-1799

COPY

cc ✓ Jeanne Cohen, Project Network, EHC
- Gary Edwards, EHC
- Steve Telfer, EHC
- Jan Shea, EHC
✓ Elizabeth Waters, Waters Consulting
✓ Mike Hayakawa, Bureau of Planning
✓ Michael Harrison, Bureau of Planning
✓ Portland Planning Commission
✓ Commissioner Hales
✓ Commissioner Kafoury
✓ Commissioner Blumenauer
✓ Commissioner Lindberg
✓ Mayor Katz
Cynthia Chase
Susan Hartnett
Ron Herndon, N/NE Economic Development Alliance ✓
✓ Edna Robertson, NECN
✓ Cathy Briggs, BHCD
Richard Brown, Black United Front ✓
Avel Gordly, State Rep ✓
Margaret Carter, State Rep ✓
Sharee Rhone, NAACP ✓
Jean Pullen, Project Network CAC Chair ✓
Mike Verbout, Principal, Beach School ✓
Selena Kahey, Program Manager, The Center for Maternity ✓
Lorenzo Poe, The Coalition of Black Men
Amina Anderson, Black United Fund ✓

Lee Perlman

Chair, Eliot Land Use Comte

Dear Lee;

It is with regret that
I offer my resignation as
a member of the
ENDA land use committee.

Because membership on the
committee is based on my
residence and because
I and other residents
of my building are
being evicted (Project
Network / Legacy Health
Swine now owns the
Mississippi Apts), I
will be moving out of
Eliot neighborhood.

I have enjoyed my

months on the Committee
and regret I am no
longer able to serve.

I do intend to remain
on the Emmanuel Hospital
IMP Subcommittee to
see that project to the
end.

Cynthia A. Chase
1631 NE TILLAMOOK
PORTLAND OR 97212
331-0288

DRAFT

January 10, 1994

Mr. Jim May
President & CEO
Emanuel Hospital and Health Center
2801 N. Gantenbein
Portland, OR 97227

Dear Mr. May:

The Eliot Neighborhood Association (ENDA) board voted at its January 10, 1994 meeting to send this letter.

The ENDA board voted at its December 13, 1993 board meeting to rescind its opposition to the siting of Project Network at 2631 N. Mississippi due to the compelling testimony of community organizations and individuals.

The December board vote on Project Network was with the understanding:

1. That the majority of the current tenants of the building were willing be to be relocated.
2. That relocation expenses would be paid by Project Network according to Federal standards and requirements.
3. That the building would be returned to general population residential use if Project Network should ever stop using the building.
4. That ENDA concerns and policy stated in the original letter to you are still valid and still need mitigation as a result of the siting of Project Network, and that the following mitigation would be included in the contractual language being developed by ENDA and EHHHC to satisfying "Condition L" EHHHC/ENDA boundary issues:
 - a. That EHHHC or LHS will not encourage, sponsor, assist or develop such projects as special needs housing or institutional residential facilities in the future outside EHHHC's growth boundary and within ENDA's boundary.
 - b. That EHHHC will provide comparable replacement of units lost through such actions as consolidating and donating land outside its boundary to local CDC's for housing projects in Eliot, providing seed and threshold money for housing projects in Eliot, and providing non-interest loans for Eliot housing projects.
 - c. That EHHHC or LHS will not propose, without the mutual agreement of EHHHC and ENDA, any new developments requiring land use review within ENDA's boundaries until EHHHC's Impact Mitigation Plan has been approved by the City.

Sincerely,

Steven D. Rogers
ENDA Chair

CD Community Development Corporation - a non-profit
agency concerned with low-income housing
development.

Hearings officer Elizabeth Normand's conclusions in this case seem to make selective use of the evidence presented to her, and to draw questionable inferences from it.

She notes that Project Network, which is seeking a "contained environment, away from negative influences," has chosen to locate half a block from the applicant's proposed site, and concludes from this that they "must have concluded that the high drug traffic and drug-related crime in the immediate neighborhood did not pose a threat to its program. There is nothing to indicate that the presence of the work release center presents more of a threat than the drug dealing that exists in the neighborhood as is described in the record."

On the one hand, Normand takes Project Network's judgement that this is a proper site for their program at face value, but dismisses their judgement that the applicant's program would make an incompatible neighbor. Moreover, her logic seems to be that if a site for Project Network is suitable, no changes in the surroundings will make it less so. Or, perhaps, that any new use should be allowed here because it will have less impact than street crime or other problems already here.

Finally, she fails to address issues related to the Barbara Maher building, a transition housing facility for formerly drug addicted women already in place, whose management has expressed concern about being placed midway between two detention facilities for men with work-release programs.

Normand writes, "There is no evidence that this program will have any negative impact on crime in the area." In support of this, she quotes material supplied by the applicant as to their procedures and record in other areas. She dismisses the black spot on their record - a murder committed by an escapee from one of their programs in Washington - by saying that the nature of the program was different. At the same time, she fails to ~~differentiate between this site and others occupied by the~~ applicant's programs.

Nor did she heed the testimony of Mike Kelley, the applicant's realtor, to the effect that certain sites are unacceptable for such a program, even if properly zoned, due to surrounding uses and conditions. The testimony against the application is not just a recital of "fears," as cited by Normand; they are evidence that this area, already so vulnerable, is not a suitable site for this program.

Consensus in contradiction to applicants' contractual requirements regarding acceptance or not accepting
Density

Compliance with plan ACP ?
ENDA plan

Proposed Project Network Resolution

The Eliot Neighborhood Association board is prepared to withdraw its opposition to the siting of a residential facility for formerly drug-addicted pregnant women by ^{Emanuel Hospital's} Project Network ^{program} ~~Inc.~~ at 2631 N. Mississippi under the following conditions:

1. That ~~Project Network and/or~~ Emanuel Hospital provide relocation assistance and benefits, consistent with federal standards, to all tenants now residing at 2631 N. Mississippi.
2. That Emanuel Hospital and ~~Legacy Health Systems~~ ^{and Legacy Health System} make a specific, written commitment ^{and work plan} to assist in replacing the 35 units of market-rate housing lost to this project somewhere in Eliot.
3. That Emanuel Hospital ^{and Legacy Health System} agree in writing not to provide assistance, support or encouragement for the siting of any additional special needs housing, or institutional residential facilities, outside its growth boundary and within the Eliot neighborhood.
4. That a majority of tenants at 2631 N. Mississippi are satisfied with this arrangement.

The commitment ^{by Emanuel Hospital & LHS} shall consist of resources ~~and~~ methods, and possible projects ^{outlining resources, methods & possible projects}

The written commitment shall be reviewed by ~~the~~ ENDA's Board ^{and Use Committee} before final ^{ENDA} action on the siting of Project Network occurs.