

**From:** Ryan DEIBERT [mailto:ryan.deibert@multco.us]

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**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>

**Subject:** Written testimony regarding Planning and Sustainability Commission Meeting, Tuesday, September 13, 2016, Agenda item: Mass Shelters and Housing Zoning Code Update Hearing / Recommendation

I understand that the Planning and Sustainability Commission elected to leave open the record for further written testimony regarding its September 13, 2016, meeting and the agenda items therein. I am submitting this written testimony to reiterate and further clarify my invited oral testimony during the meeting.

The Joint Office of Homeless Services (JOHS) was formed through intergovernmental agreement between the City of Portland and Multnomah County in order to more directly coordinate the budgeting, contracting, and policy development roles of each government related to ending homelessness. Staff from the JOHS also coordinate A Home for Everyone, the community-wide effort to house people experiencing homelessness throughout Multnomah County by making smart investments in the areas of housing, income, survival, emergency services, health, access to services and systems coordination.

JOHS staff have worked closely with staff from the Bureau of Planning and Sustainability to describe the scope of challenges siting mass shelters within the City of Portland and to identify potential improvements to zoning code to address those challenges. The proposed draft Mass Shelters and Housing Zoning Code Update addresses the vast majority of the identified challenges and will make a significant difference in the ability of publicly funded nonprofit and volunteer-led shelter providers (including those hosted or operated by religious institutions) to site shelters effectively and efficiently. We genuinely appreciate the work of staff in developing the proposed draft, particularly their outreach to various A Home for Everyone partners, as well as neighborhood coalitions and other community groups.

We recommend only one change to the current draft proposal:

1. Our nonprofit publicly-funded shelter providers are routinely able to successfully operate mass shelters with 75-100 beds, and are able to do so more efficiently and cost effectively than when they operate smaller facilities. In commercial zones where existing structures and/or allowable floor area ratios offer square footage sufficient to accommodate these larger shelters, we recommend that they be an allowed use. Specifically, we recommend that the Maximum Number of Shelter Beds for Mass Shelters as an allowed use (as described at 33.285.050.B.2 and related Table 285-1) in Storefront Commercial (CS), Mixed Commercial/Residential (CM), and Office Commercial 2 (CO2) zones be set at 100 beds, rather than at 50 beds as in the current proposed draft.

Please contact me with any questions.

Ryan.

**Ryan Deibert, MPH**

*Joint Office of Homeless Services*

421 SW Oak Street, Suite 105  
Portland, Oregon 97204  
(P) [503.988.2523](tel:503.988.2523)  
[Ryan.Deibert@multco.us](mailto:Ryan.Deibert@multco.us)