



MINUTES

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Wilkes East Neighborhood Association Public Meeting

August 22, 2016

The meeting was called to order at 7 pm by Greg Hartung, Vice Chair at the Albertina-Kerr campus in Gresham, Or.

Introduction of Board Members

Chair/Land Use Kris Freiermuth, Vice Chair/Secretary Greg Hartung, Treasurer Billy Simmons, Member at Large (Website/Communications) Bob Lundbom, Member at Large: Juanita Null, Co-Land use Curt Duvall.

Attendance: Approximately 31 people.

Acknowledgements

Special thanks to all: Volunteers of Nadaka Nature Park. Newsletter delivery volunteers (we need help in Cypress Park and Sandstone), Albertina-Kerr for the use of the facility for the meeting, Owen-Corning, Albertsons, Jazzy Bagel, Metro, Myer Memorial Trust, East Multnomah County Soil and Water, St. Aidan Church, Eastrose Fellowship Unitarian Church, HB Lee Middle School.

Approval of March 2016 Public Minutes

The minutes were presented from the November 16, 2015, meeting. Motion to approve minutes: Lee Dayfield. Second by Curt Duvall. Minutes approved by unanimous vote.

Craig Smith SGS Development, Waterside Apartment project at 165th and Halsey.

I've been here a few times I think the first time I been here is about a year ago when we decided to presents as an initial property development.

We spoke a year ago there was a lot of oppositions one of the oppositions was more apartments in general and the neighborhood and is the section 8 housing. Another topic was the four-story design of the apartments themselves. We've had several discussions with the city and with Kris and the board members one of the things that came up in the August meeting of last year's the rear portion of the property which is just over a half acre on the site wasn't designated by the city as wetlands. In November and December of last year we obtained a biologist to study the wetlands. We have lost ½ acre of developmental property as designated wetlands.

There were some apprehensions on the four-story structures during last August 2015 meeting, so we looked at whether we could use two-story or three-story or a mix of them. Ultimately what happened with the wetlands is our developable land got a little smaller. With that we went back to our primary designs.

This property is zoned court or multi-family and is allowed up to 72 apartments.

This is not affordable housing by any stretch of the imagination. These buildings will be secure access with elevators, fireplaces granite tops higher end buildings. SGS will own the property and manage the property. There will be an on-site manager's office

one of the big concerns in this area as always is parking, specifically with parking on Halsey.

Number one there is no parking on Halsey because there is an active bike lane.



Craig Smith SGS Development, Waterside Apartment project at 165th and Halsey (Cont.)

There will be assigned parking with guests parking. The on-site management will designate parking for each unit. One bedroom apartment will have one parking stall assigned to it. The maximum we will designate for a three-bedroom unit is to parking spaces. If there is a family with four cars they will probably not least from us because there's simply not enough parking for all cars. Designated parking spots will be mitigated during the leasing process.

Craig presents a picture of the view from Halsey. The buildings will have call boxes for guests at the entrances.

There will be an access point interior parking and the wetlands will be at the rear of the property. He'll be a central play area and play structure. And there will be a storm drain for all the water run-off.

Most of parking you will not see because it will be behind the buildings there will be some carports available. This will keep the building façade facing the community.

There will be one bedroom one bath units two bedrooms one bath units two-bedroom two bath units and three-bedroom two bath units. The rent range right now we are looking at between \$950 and \$1650 for the three-bedroom units.

We made the formal submittal to the city last month July 2016. There was a letter from the city indicating incomplete so they have more questions regarding the project. We are responding to the city with additional details of our plans. The next step will be designed review at the city will be a public meeting with the design review commission. From there they will either issue and approval or conditions of approval or additional requirements for the project.

Best case scenario we will be starting construction March 2017. The construction will take approximately 12 months to complete. The first lease will start the first quarter of 2018.

The city of Gresham requires 24 ft.² of enclosed patio storage. All the balconies will have a storage closet. The property management will maintain the appearance of the apartments in regards to bicycles or towels or toys hanging from the balconies. it is in our best interest to maintain the property. I have driven around the neighborhood and I understand what some of the apartment complexes look like and by no means is that the direction of we will be going at. Furniture and barbecues will be in the general allowances for the balconies.

Question from the audience regarding traffic signals and traffic patterns. **Answer** was the project is within the zoning guidelines and densities so there was no required modification or additional traffic signals.

Question from the audience regarding the trees. **Answer:** We are trying to save a couple of the trees out front but there will be removal of some trees. In the wet-lands will be primarily left except of some trees that may be dead or have a safety concern. The wetlands will be fenced off with the gate for maintenance.

Question from the audience regarding the wetlands and accessibility for example having a picnic back there the answer was initially we were going to try to keep people from going through the wetlands. The fence will be wrought iron fence so you can see through it but the intention is to keep people from going through that part of the property for preservation sake.

Question from the audience there are two entry points from Halsey for people walking down from Halsey, where do you drive into the parking lot? **Answer** was there's a driveway (west side of the property) as well as sidewalks and accesses from the parking area. The city wants us to have pedestrian access from the street directly off NE Halsey.



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Craig Smith SGS Development, Waterside Apartment project at 165th and Halsey (cont.)

Question from the audience: What is the size of the play area? **Answer** is player area is approximately 2700 ft.² and there will be a swing and four or five different play structures. There will also be benches and shade trees, a patch of grass.

Question from the audience: What is the total population of the complex answer is this is a 64-unit complex. **Answer:** Generally, there will be 2 to 4 people per unit, in the single bedrooms perhaps have 1 to 2. Everybody 18 years and older will have be on the lease information. We will also require how many children are in each unit. At this point it is difficult to have a precise number.

Lee Dayfield with an update on the Nadaka Park.

The festival was great except it was extremely hot we had the Aztec dancers some Russian ballet dancers the Northwest can man with his steel drum, face painting and scavenger hunts, 20 different organizations people with tables with various activities for the children and mostly with people we've been partnering with over the years. We even held tours for the garden. Overall there was about 300 people that attended.

Albertsons furnished all the hot dogs all the soft drinks all the chips, bottled water. Earh2o' donated water. Albertsons has provided food and staff for the last six years. One employee came on her day off to cook the hotdogs.

The next that Nadaka cleanup will be on September 24 with SOLV. There will also be a backyard bird habitat with East Multnomah County Soil and Water.

With grant money provided we will get a new swing called the Oodles Swing. It will be the first piece of play equipment in the history of city of Gresham specifically designed for people with disabilities.

Elizabeth (Liz) Smith-Currie, Multnomah County Commissioner's coordinator of Projects. Also with her is Tiffany Kingery of City/County office of Homeless services, Danielle Stirnaman and Charles Hodges with Human Solutions.

Chair Kafoury was unable to attend today because of vacation. She is very eager to attend one of these meetings so if you would like to invite her back she will be glad to attend.

As you all know homelessness has become very visible in our community recently. It's also a very challenging issue. Homelessness and poverty of are incredibly difficult to address. We come to these meetings to get ideas from the community on watch we should be doing to help the community deal with the homelessness.

We are experiencing a crisis with housing right now apartment vacancies below 3% and our rents are rising by double digits. The average price of a two-bedroom apartment in Gresham is now approaching \$1200. To put that in perspective a minimum wage employee making \$9.75 an hour makes approximately \$1690 a month before taxes, can only afford a bout a \$500 a month rent.

People of the middle class do not have the opportunity to buy a home like they did 20 years ago. For those in the service industry and other minimum-wage jobs affordable housing is nearly impossible to find.

It becomes a problem for employers as well. Our employers try to find people who are qualified for the job but cannot afford housing.



Elizabeth (Liz) Smith-Currie, Multnomah County Commissioner's coordinator of Projects. Also with her is Tiffany Kingery of City/County office of Homeless services, Danielle Stirnaman and Charles Hodges with Human Solutions (cont.)

The city and the Multnomah County up and working with faith-based, business and nonprofit organizations on an initiative called a Home for Everyone. A Home for Everyone has made recommendations to the local governments on what we should be doing in regards to the homeless and how to prevent homelessness and addressing affordability. Multnomah county and city of Portland have put in an additional \$17 million in our budgets this year. Our total investment now is \$43 million.

The home for everyone initiative has established goals for this fiscal year

- 1) Prevention of slipping into homelessness, through rental assistance, benefits recovery, veteran's services, SNAP benefits and legal services
- 2) Placement services for 1350 people to find homes.
- 3) 650 houseless people find safety off the streets.
- 4) Becoming more efficient by consolidating homeless/family services in the city County, single entity joint office.
- 5) The city of Gresham has been a part of this county collaboration. The city of Gresham launched the "Complete Start" program. This gives the people were overcoming homelessness an opportunity to work to help clean up neighborhoods been impacted by homeless camps. The city of Gresham hired Newton Gborway, a homeless services specialist who is serving as a single contact person.

Our budget for this fiscal year included the \$500 million investment to expand homeless shelter capacity have set up a temporary 200 bed homeless shelter at the Hansen building at 122nd Glisan, 25 bed veterans facility in Rose city Park. And soon will open 90 beds in Sept for at the Gresham's women's shelter at 162 and Burnside. Additional 120 beds for women and couples at the McLaughlin Center which will be opening in late October.

Women who are homeless are particularly vulnerable and were excited to expand the service to this population. The Gresham women's shelter will have showers and kitchen facilities. The site will also be safe there will be a security guard during peak hours, shelter staff at all hours and security cameras. The staff has been working with the police to assure at the women and the neighborhoods remain safe.

Question from audience: are you going to address the issue of what other places you are considering?

Answer: Right now, we are looking for a new site for the Hansen building. There are no other plans for any more shelters in Gresham no site has been identified. We are focusing our efforts in the inner areas of Portland, Northeast and downtown. A shelter that has not yet opened, in the St. John's neighborhood of North Portland it is called Community Hope shelter and is not yet open.

Question from audience: you say you have more money where is this money coming from? **Answer:** Chair Kafoury had asked all the departments to put constraints on their budgets to help pay for this. There is also federal and state dollars that have become available. The city of Portland and city of Gresham are also contributing.

Question from audience: Is the women shelter a temporary shelter or a permanent shelter? **Answer:** Is opening as a temporary shelter our plan is for three years. (Debra) Chair Kafoury does not want to make any promises we can keep at this point is one year temporary. occupancy with plans for renewal.

Question from audience: On July 7th I attended a meeting with Chair Kafoury on the Rosewood initiative. She told the group that there are plans for two more shelters in Gresham. **Answer:** we are not opening any more shelters in Gresham right now. There are no sites in Gresham that we have identified and there are no plans to open any more shelters in Gresham (besides the women's Gresham shelter.)



Elizabeth (Liz) Smith-Currie, Multnomah County Commissioner's coordinator of Projects. Also with her is Tiffany Kingery of City/County office of Homeless services, Danielle Stirnaman and Charles Hodges with Human Solutions (cont.)

Question from audience: has there been discussion about rent control? **Answer:** There have been discussions on rent control but unfortunately Multnomah County is preempted by the state. The state did allow us to pass an inclusionary zoning which the cities could mandate up to 20% of apartments being affordable.

Question from audience: the rent increases are directly contributing to the homeless problem and if we as a community cannot address this to hold developers and management to some accountability, is there any other option we can enforce upon these organization? **Answer:** Rent control is something the state we could not do. Inclusionary zoning is one option but anything the state tells us not to do we need to work with legislation to provide other solutions. From the stories that we've heard of people who have been priced out of the neighborhoods that they work in live-in and grew up and want to live in are heartbreaking.

Question from the audience: Is the county looking at what is causing the steep increase in cost for rental unit? **Answer** It is greed. What about urban growth boundaries? No. It is people wanting to make money from other people. There will be 3 to 400,000 more people moving to the region in the next 10 years and there is no place for them to live. You don't think scarcity of land is the problem? I don't think that's true. This is not a problem unique to Portland. I lived in the bay area where in the 60s somebody could buy a house for \$30,000 and now sell it for \$3.8 million. Those people are coming to Portland and buying homes in cash for \$800,000.

Question from audience: There are some homes in the neighborhood that are renting for \$2400 in \$1700 but back to greed: I think the greed is with the county because when they want something they are taxing people out of their homes. When the taxes increase, property owners must pass the cost on to the rent. The County of Multnomah is tax greedy. **Answer:** We collect the money and we distribute we have passed on a lot of new bonds that have increased taxes but we do distribute those taxes to the libraries to the school districts and so on. I am a taxpayer to believe me it is expensive.

Question from audience: Do you have a breakdown of the homeless issue is it mainly single visit families visit single people with kids, I'm just wondering if it's family breakdowns as possible. A minimum-wage person would have difficulties but a couple could make that work. Is it a breakdown of society that is a big portion of this issue? **Answer:** we did a one night count of people who are out on the streets and there was 1800 people living in the streets. And because we have a note turn away policy for families we have a shelter count system. And what is interesting about families while there are families who are literally homeless or living in shelters there is a much larger group of families who are couch surfing, or living with their parents who normally until recently would've had their own place. Those numbers could be in the thousands of people. There are families who are sharing apartments where you'll see two-bedroom apartments housing to families. That creates a secondary issue because there are families who are not on the lease and when the management finds out it could put both families in jeopardy of losing their home. We work very closely with the schools and by the time you add the school numbers you have about 14,000 people who are unstably housed. We work with families who are living in hotels and this is not typical of the single male see on the street corner. Families do not want to be seen. Very often there double up in apartments and hotel rooms or living in cars. In every neighborhood, there will be families who are strategically placed around you'll find them in parking lots and they typically stay out of the limelight as they do not want to be seen. One of their main concerns that they are found out they are afraid that they may lose their jobs or losing their children. About one third of the families in shelters have never ever been homeless before. It is a direct correlation with rising rents. So now we are seeing a different group of families.



Elizabeth (Liz) Smith-Currie, Multnomah County Commissioner's coordinator of Projects. Also with her is Tiffany Kingery of City/County office of Homeless services, Danielle Stirnaman and Charles Hodges with Human Solutions (cont.)

Question from audience: The shelters that you have listed are being moved disproportionately and unfairly to this side of town. We haven't heard anything in west Portland to help with the homeless problem.

Answer: as you can see from the map type presented earlier, the majority of emergency shelters are still located in downtown Portland. If you have seen what has happened to downtown Portland and in the Pearl District, the SROs have been converted to condos. Poverty has shifted to the east side of Portland. Gresham has a much more diverse community than it did 20 years ago. Economically a lot of people who moved here don't have a lot of resources. This is the only shelter being funded that we are opening in Gresham. One of the things that we are doing is reserving beds for people from Gresham. We're specifically reserving these beds for people who are already in East County right now.

Question from audience you have imported 50 to 60 people from the Sears building on SW Multnomah to the Hansen building you said that on July 7th. This is importing more poverty and problems to our neighbor. Those are not folks who are from Gresham and you have bussed them in. **Answer:** how do you know they're not from Gresham? Reply, because you said so. It was said Chair Kafoury on July 7th and by Mayor Hales at last week's council meeting, that the Sears building was closed because of neighborhood upset. You closed that shelter and you close the downtown shelter and you move those people out here. Is that true or not true? **Answer:** that is sort of true the Sears building was open for six months and Chair Kafoury tried to get them to extend but Charlie (Mayor Hales) said "no, I'm going to close it". They opened a shelter in the Keystone building which is downtown for about six months while they were selling the building. They needed to sell the building so those people had to go. Kafoury opened the Hansen building. She said and she admits it was a quick decision but she was not going to allow 200 people back out on the street. The reality is not everybody was to come out to 122nd and Glisan. Some of these people have jobs some of these people are veterans and some of these people are on disability payments and they are all trying to get housing. We are reserving some beds for women from this neighborhood and we are reserving some beds for safety of women were coming from domestic violence situations and the remaining beds will be for women shelters. Do not presume that because they came from the Sears building that they came from that part of town many were sent there because they did not qualify for shelters and other areas they went where the services were available.

Question from audience are they making as much effort on the west side as they are on the east side?

Answer what are you defining as the west side? We are looking for shelter space all over the county. We have family services available on both sides remember we have one near the goose Hollow area and then we have the family shelters that are on the side of the river so there is a balance geographically. And we want families to have access to both sides of the city we are looking for a shelter on the west side but the reality is we do not have unlimited funds. If you think you know of a place that could serve as a shelter, then please let us know.

Question from audience: I have one. It is the Wapato facility. The Wapato facility is a dormitory style 525 beds. There are jobs available around the area. Why isn't the county looking at Wapato? **Answer:** the county did look at Wapato and it is very expensive piece of property. We own the property but to turn lights on and operate would be \$140,000 a month to keep the HVAC and light systems going. It has never been operational so we would have to get the systems up and going. That would cost about \$1 million. In my opinion that space is so far away from services but you could bring the services there. It would cost millions and millions to offer services to that area. You would have to serve them breakfast lunch and dinner. Some these people have jobs and they to rely on public transportation it is not easy to get there. To be successful, we must connect these people to the community. The worst thing we could do is to isolate these people away from the community that they need to be connected to. They need to have access, services to transportation they need to have access to their families. Wapato is a great place for a prison but a horrible place for a social services facility.



Elizabeth (Liz) Smith-Currie, Multnomah County Commissioner's coordinator of Projects. Also with her is Tiffany Kingery of City/County office of Homeless services, Danielle Stirnaman and Charles Hodges with Human Solutions (cont.)

Question from audience: what is your resource for that information? Is that research or is that your experience? **Answer:** I have spent nearly a year of my time year and a 30-year career in social services trying to locate and access reasonable facilities for shelters. There are perhaps less than 15 locations that are appropriately zoned, appropriately accessible and appropriately sized for people with children. Wapato fails on all levels.

Question from audience: When the sheriff came to us and said we were going to build you a 2000 bed prison facility they named three spots: NE 148 and Sandy Blvd, 158 and Sandy Blvd or 158 the Marine Drive. He asked quotation "Which one would you like?" You are placing 96% of the correctional facilities on the east side of Mount Tabor. That's why there is a history of mistrust. When Metro called for density city of Gresham did its part and created affordable housing. Nobody else did. That's and that's how Gresham became the way it is. Gresham continues to get screwed by Metro and by County. **Answer:** city Portland along with the county put in \$68 million into affordable housing development fund. Those buildings should be coming online in 2 to 3 years. So hopefully will start seeing affordable housing mandated for 60-year affordability. There is a \$290 million bond measure this fall in the city of Portland to expand affordable housing. Our efforts are underway to build affordability in Portland.

Question from the audience: Is Terminal 1 off the list? **Answer:** I personally have not worked on terminal one so I cannot answer. They did pass something to move on to the next step of analyzing as a potential site but I don't know if it's going to go anywhere. This is a proposal that came from a developer named Homer Williams to the city Mayor who has big dreams to build a 400-person facility within terminal one. He would pay for services by raising money. I don't know if that's possible and I don't know if that's realistic. I think it's a bit oversized for a shelter. It should be kept under 200 people to be more reasonable and more manageable. It is modeled after something in San Antonio that seen mixed success.

If you are interested in providing a meal for one night or having a card game or helping-out any other way with certainly like to hear from you. If you have skills that you that you want to share with the women who are living at the sight, please reach out to Daniel or Charles at the number on the sheet that they handed out.

Question from the audience keep in mind that this community has already done so. We have several grocery stores and restaurants who are supporting them with food. My husband and I gave food coupons on a regular basis to the church over on Halsey. You're dealing with a group of people who have already been doing as you're asking us to do. Over the last 10 years this community, even though it's not exactly Rockwood, has been working hard to improve what has become a very sad area. There is a photograph that I will present to you in front of the women shelter was a warming shelter where there are clothes and garbage all over. We don't want to see that. **Answer:** we are going to work very hard to make sure that this is a safe place. We will do minimum landscaping and we will clean up the area. It is not a great intersection so we will have security guards. We are going to work on getting rid of the payphone that is there. And we're going to make it a not uncomfortable place. I firmly believe it will be a better neighborhood than it is now.

Question from the audience: I think you need to tell your boss about the short announcements. The fact that she took Wapato off the agenda and would not even consider it did not make her any friends. I was there when she said "no I will not put it (Wapato) on the agenda". We want places for people to go we are especially concerned about children in school. We need to take care of the children but we don't need to take care of them on the fly. **Answer:** there will be no women with children at this site this is only adults.

Comment from the audience: I understand there will be a low-income housing apartment complex right west of this shelter. **Answer:** understand when you have somebody who is working 40 hours a week they need a place to live. Everybody needs an affordable place to live or will have more homelessness.



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Elizabeth (Liz) Smith-Currie, Multnomah County Commissioner's coordinator of Projects. Also with her is Tiffany Kingery of City/County office of Homeless services, Danielle Stirnaman and Charles Hodges with Human Solutions (cont.)

Comment from the audience: We have different pools of homeless people; we have families and we have single men. And then we have the homeless that are causing problems. These are the drug addicts and alcoholics that hang out and do these things. When we talk about homeless who are affecting these neighborhoods we are not talking about families with children we are talking about this pool who always ruin it for everybody else. We have a business here over by Rockwood for just shy of 40 years and I have seen many things go through this neighborhood from the beginning of the old pool hall where there was rowdiness. We are seeing that section of the bad egg homeless more and more in this area. When we are talking about the homeless, we are not talking about the women, we are not talking about the children and these families that are not quite making it to have a home. We are talking about the bad eggs and this is the problem we are seeing in our community. This is the problem that we are against. When we hear rumors of a homeless shelter at Walgreens or a homeless shelter at Safeway (and you've already clarified that there is not), we would see more and more of the bad eggs. We are losing businesses. Walgreens left because of this. If we can ask you to help weed out the bad eggs that cause the problem, that is the help we need from you. **Reply:** the problem you are talking about is addiction, people who are at the shelters follow rules only will not be included. Some of these people will need addiction services. If you are homeless it is very difficult to get addiction services.

Comment from the audience: What are the problems I see with the city of Portland or Multnomah County wants to deal with seem to want to deal with the mental illness impact. Speaking of addiction, the methadone is almost as bad as the heroine itself. The drug transportation system known as "MAX" Runs it(drugs) in and out. And the robbery system on MAX runs it in and out. Along with that the. The metro zone that runs a mile north and a mile south that calls for high-density housing system along the MAX has exasperated the problem out here in East County. **Reply:** There is some stuff that is coming that should help. One of the things is called the unity Center is a collaboration of local hospitals and is a psych ER system. Now when somebody is acting out on the street and they get arrested they will be able to go to the unity center which opens in October. It will be a consolidation of mental health beds and treatments to get the person stabilized. And then there will be some short-term stabilized beds so they can stay for up to a month. And then we'll find shelter for them so they're not released back out into the street which is what is happening now. There will be additional funds placed into permanent supportive housing. It is housing that comes along with staff.

Comment from the audience we would like to see you guys come back in November and give us a report on how things are going with the women's shelter to see if this is working out.

Bob Lundbom on the pee and poo buckets in case of the big one hits (a natural disaster such as an earthquake) We may need a place to go there is bucket for number one and bucket for number two. They are very inexpensive and can be built for less than \$11.

Meeting adjourned 9 PM

Minutes presented by Greg Hartung. Pending approval at next public meeting November 14 2016.

