



MINUTES

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Wilkes East Neighborhood Association Public Meeting

November 14, 2016

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

Board members present: Vice chair/Greg Hartung, Website/communications Member at Large Bob Lundbom, Co-land use/Curt Duval, Treasurer/Billy Simmons.

Not present: Chair, Land use Kris Freiermuth, Member at Large

Attendance: Approximately 42 people

Approval of August 22, 2016 Public Minutes

The minutes were presented from the August 22, 2016 meeting.

One correction that Billy Simmons was not in attendance during that meeting.

Motion to adopt minutes as amended: Al Harrison, Second, Second by Curt Duvall. Minutes approved by unanimous vote.

Election of Board Members

Motion to retain board members as follows for the 2016-2017 term as follows:

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.

Motion: Al Harrison, Second, Carol Harrison.

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.

Changing of Meeting dates:

A motion to change all WENA board and public meeting to the second Monday of each month. Motion: Curt Duval, second: Billy Simmons. Motion approved by unanimous vote.

Treasurers Report (Billy Simmons)

Paid \$26.43 for the quarterly website expense.

Passed the basket for donations, helps pays for domain name, website, our assumed name for the Secretary of State, our PO BOX, postage and printing.



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

Could not attend.

UPDATE on Gresham Women's shelters:

Elizabeth (Liz) Smith-Currie, Senior Policy Adviser for Multnomah County Commissioner Chair Kafoury. Also with her is Marc Jolin, Director of joint offices for Homeless Services and A Home for Everyone, Charles Hodge, Director of Emergency Services, and Danelle Sturman, Human Solutions.

- Note, Chair Deborah Kafoury could not attend due to scheduling conflict.

Marc Jolin:

I'm a lifelong Portlander, and for the last couple years I've overseen the communitywide effort to address homelessness the office is called a home for everyone. This is work I have been doing for a better part of the last 2 ½ decades in a variety of ways. Basically, trying to help people who've been sleeping outside get back into housing and hopefully stay there. This project was born of the last strategic plan in our community called the 10-year plan to end homelessness. It was adopted in 2004 at the direction of our federal partners. Communities had to have this plan to receive federal funding. Of course, we did not end homelessness in the 10 years of that plan. We did a lot of good work, adopted some good programs and practices in our community. We work with people to get them back into permanent housing as quickly as possible and we give them support they need to be successful there because that was less expensive than having them go to shelter programs. One thing we did not do well enough was provide emergency shelters. We've always had shelters in our communities since the early 1980s when we first saw this kind of rise in street homelessness in our community. And for a long time, we offered people the basic safety of a shelter bed and shower and we hoped that would be enough for them to get back on their feet and on with their lives. For some people, it really was enough. And to this day it's for some people it really was enough. But for a lot of people it wasn't. They were struggling with long-term unemployment and they were struggling with addiction and mental health issues or some significant barrier in their lives. They really needed some support to get out of those shelters, hopefully find a place to live and get the support and allow them to keep living in long term housing.

The first 10-year plan we do not focus on shelters we focused on getting people out of shelters. But because we did not end homelessness in our community in that 10 years when we did our last street count in 2015 we had over 2000 street people living outside entirely unsheltered. Another almost 2000 more in shelters and transitional housing programs. That was in just one night. During a given year, we have thousands and thousands of people who find themselves homeless or in shelters for one reason or the other. So we needed to think more about shelters and its roles in our system when we launched this a Home for Everyone effort.

Even as we even as we think about shelter we know there are basically three ways to keep people off the streets. First one is to prevent them from becoming homeless at all. And that's the best option. We can identify people who are about to lose her housing and make a financial investment and staff support which is much more cost-effective for the community and much better for that family that they never have to experience homelessness. Even if you're homeless for just a day it is a traumatic experience.

The other way to move people off the streets is to move them in apartments of their own. That is also a better outcome than placing them in shelters for those families. They can start to rebuild their lives in the safety and security of a private apartment.

Rather looking at shelters we are spending more on prevention. Last year, community nonprofit organizations that receive public funding helped over 9000 people prevents their homelessness. We've also expanded to move people out of shelters and off the streets into permanent housing. Two years ago, when we started this we were helping about 3000 people a year to move off the streets. Last year it was over 4600 people. And still we have an enormous amount of people living outside. So, we expanded the shelters where we've helped 4000 people two years ago it is now over 6600 people go through shelter last year. That is a substantial change that in part reflects a rise in demand, and in part reflects the fact that we significantly expanded the number of beds that are available in our community. When we started this project in 2015 we had 590 publicly funded year-round shelter beds in our community for all populations: survivors of domestic violence, families, youth, adults with disabilities, for veterans. We had a couple hundred more through



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Portland rescue mission and some other agencies that don't receive public funding. Since we started the project we've added 600 additional beds to that portfolio of year-round shelters. And will add 50 more before the end of the year. So we will have more than doubled the year-round shelter beds in this community over an 18 month period. A new veteran shelter at serving 25 to 30 veterans in Rose city Park. And just today we opened for the community to see new couples shelter in West Moreland that will have space for 120 couples and women. The last several months we've been running the Hansen facility on 122nd and Glisan serving 200 people. We've had the downtown shelters that we've always had with additional several hundred beds of capacity. Will open a new men's shelter for the winter with 100 beds next week. And Charles could talk to about the women shelter that open recently serving specifically women in a safe environment with access to DV services and other support services.

Important thing to know about shelters is that is not a destination. It is not up lace where we want people to go stay. We want them to go there but to get out of there as fast as possible. It is a place to go through but it is not a destination. That means where is the shelter located who's being served what amenities is close by and the services we can provide on-site but also the services we can provide in the area. It's the way we connect the shelters with services available so we can move people out of shelters and back into permanent housing as quickly as possible and that is our goal. We don't want people to be homeless in shelters do not prevent people from being homeless. Even in a 90 bed, a 100 bed, or a 200 bed shelter you cannot start rebuilding your life unless you have a private apartment of your own.

Question from audience: How is the Hansen shelter functioning now and are you starting to see some turnover from the inductees so they can get out on their own? Secondly there is a lady at 181st and Stark McDonald's camped there for the last three years under the umbrellas and she has all her McDonald's drinks in front of her. What is the answer for her as one of the women from our church tried to help her and she had turned that helped down?

Answer: I used to be the executive director of join up the street and I would see her and I would stop and I would talk to her and the only time we got her to agree to get her inside when it was cold. We would put her in a hotel for a week but then she would come back out there. She is likely to be struggling with some sort of mental illness however she is very sweet and she does not bother anybody and we cannot make her go inside. She is not in an imminent risk to herself or others. She goes to churches in the area get support from the neighbors. The community does really care for her because she is a very sweet person and she does not cause problems anybody. She is one of a handful of people, for whatever is going on with them psychologically or mentally takes it impossible for us to find a path to help her to a safe shelter. We would house her tomorrow if she was willing to do that. For whatever reason, the space that's she is in now she feels safest in, even to us who may not feel that it is a safe situation.

The Hansen building is going well people are turning over at the opening of the couple's shelter. A couple that was living in the doorway came to the Hansen building will now be going to the couples shelter as they were not going to split up and we needed a couple's shelter. The couple came inside got a case manager shared their story the mail is going through some critical treatment because he has cancer so he is able to engage with his health care. They got their disability activated and they have been approved for an apartment which they are now in. So that is the kind of opportunity the Hansen building is presenting for folks. It is going very well and they have been very accommodating or folks coming from the neighborhood and off the Springwater corridor. There have been some concerns raised at various times and the management there has been extremely responsive to addressing any neighbor's concerns that may come up. So, it's serving its purpose as a night like tonight, 200 people are off the streets.

Question from audience: Marc, from the August meeting minutes one of the people from the Multnomah County team spoke said that you are looking for a new site for the Hansen building. How is that coming?

Answer: We meet every other week and evaluate potential sites. We have parameters set out in the search is on. The Hansen building is not a building we expect to be in forever, it is to be temporary, though be to continue to search for alternative sites. The Hansen building was always meant to be temporary the goal was to be 18 to 24 months. We are working very hard to find an alternative space but there's been no definitive date set.



Question from audience: Have you considered the Sears building now that Steve Novak is no longer a member of the Portland city Council and lives in the Multnomah neighborhood? His objection or his influence per se allowed it to be sidelined. It was opened as a winter shelter last year and they must people from downtown to the SW Multnomah site. Can you reopen it?

Answer: My understanding is that site was provided to the city of Portland under the description that requires its long-term use to be an emergency shelter facility with the federal government. There is not the ability to use that as a permanent shelter.

Question from audience: Can it be opened as a temporary shelter this winter?

Answer: Theoretically it can be but we have identified a site in downtown Portland that can shelter 100 people. We are adding a lot of shelter capacity this winter so it has not been in discussion to open Sears building at this point. At the time, it closed it was made clear by her federal partners that was not to be used as a shelter anymore. So, we have not revisited that site.

Question from Audience: They are closing the old courthouse in downtown, can that be used as a shelter?

Answer: We don't have a disposition plan for that it's going to be several years perhaps 2019 before the new courthouse opens. But we will have a disposition plan like social services or what would be best there. There are other buildings like the Gladys McCoy building in downtown. The discussions of those buildings are what would be best there for example the Gladys McCoy building we are opening a new health department. Those are basic conversations of what would be best use for those buildings. Not all buildings can work as shelters.

It is often more cost-effective to have preventative programs prevent homelessness and to have the expense of the shelters. You must maintain facilities you must safely staff the facilities, so it's often more expensive to pay to have somebody in a shelter for a year than it would've been to have them in permanent housing for a year. Our challenge is that we only have a limited amount of resources and we must find the right balance of prevention and how much placement we can do and how much shelter we can provide. We set goals around those things to add an additional 1000 preventions on top of what were already doing to move from 3000 to 4600 placements and to add 650 year-round shelter beds. Based on the resources that we have available and what works in our community what is the best allocation for those resources. We don't want thousands of people living on the street at night, we don't want families on the premises of homelessness. We have a concrete goal of adding the 650 beds and were just about there. We have businesses, churches and community groups all contributing to this effort.

Question from Audience: My concern and I think concern for a lot of people in the Wilkes East and Wilkes West neighborhoods is that a disproportionate share of shelter beds has been placed here. You read down a laundry list of shelters: Rose City Park shelter, the couples shelter, the women's shelter and the new men's shelter which totals 535 beds, which 89 percent of beds are in east Portland or outer east Portland. That's a disproportionate placement of very needy people when we do not have the 89%, even by the 2015 count, folks that are homeless in this region. So, my question to you Marc: What are you doing, given that city of Portland has passed the affordable housing bond, to assure that a disproportionate number of those homes are not placed in one area to further blight it? What are you doing to assure that those homes are scattered throughout the Portland Metro area so one region isn't forced to take a disproportionate share?



Answer: Back to the shelter concentration question, there is effectively no shelter in east Portland until very recently. Historically, we've had all the publicly funded emergency shelters concentrated in the downtown area and historically, there's been a lot of families in east Portland and Gresham that have been losing their homes that had no choice but to go downtown. We can talk about the current configuration now knowing that the Hansen building won't be here long term, there has clearly been a need that we have been unable to address in the East Portland area, so if you take the total of the shelter capacity the imbalance is not so great.

As far as where the Portland housing is going to go I have no control of that. The Portland Housing Bureau does. The bond that was passed in the city of Portland all the money allocated to affordable housing will have to get spent within the boundaries of the city of Portland. And where those monies get spent will be up to the Portland Housing Bureau. They are committed, I believe, to be distributing to higher affluent areas because everyone wants a choice to where they want to live. For all, the city of Portland has passed a \$258 million affordable housing bond will them to build about 1300 new units of affordable housing, some at the 60% area income level. And some units that will be available for people who are making about 30% of the area income level. About 600 units will be available to those people living on Social Security, disability or minimum wage jobs. Units are apartments, these are not home ownership.

Question from the audience: what are you gonna do about the Wapato Center?

Answer: the board and Deborah Kafoury decided not to open the Wapato correctional facility/jail so were moving forward with a plan not to open it rather rather but focusing on the scattered shelters that we spoke about. The Wapato Jail is quite expensive and it's quite far away from any place for example it is about 5 miles away from the nearest grocery store.

Question audience: Don't we pay property tax for to pay your wages?

Answer yes sir, but because you do pay and we are investing the public's dollar we must look at the best investment of that dollar is. And when we look at the limited amount of resources we have for shelters your dollar for shelters is better invested at the Moreland couples shelter that it is in Wapato. It will help more people get through that shelter more quickly, it's located better, it serves the needs of the particularly in that area, then the same investments would be out Wapato. We collectively are going to get better outcomes, more people using the shelters more people successfully transitioning out of the shelters because of the strategy that we have adopted by using our shelter dollars here and not at Wapato. It really is the accountability for the outcome.

Question from Audience: Is the building you're using earthquake shake proof?

Answer: Yes, it had to pass the codes, it's practically a fortress.

Question from audience: The Wapato building is already set up for rehab.

Answer: the Wapato has certain advantages but many buildings can give us safety, showers, beds. The difference in which building we choose for shelters is what else can that building offer. Is it the size that can serve a sub-population like serving for all women in one place together instead of a mixed of men and women because of domestic violence experiences? Or the veterans shelter that is small and intimate for which the vets feel more comfortable there. They're not worried about the places where there sleeping there worried about how my going to get out of here and get the services they need to get on with their life. And that's how we are looking at shelters lots of buildings can give us basic safety but some buildings will give us a better opportunity to help the people who are staying there and to get out of the shelter and on with their lives. More people we can make that happen, the better we are investing our dollars. None of us want to waste money because the dollars aren't there for people we need to help.

Question from Audience: Does the Hansen building have training facilities?



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Answer: No.

Question from audience: Does the Wapato building have training facilities? It has drug and alcohol treatment clinic a mental clinic a dental clinic.

Answer: None of those rooms at Wapato have been outfitted. To keep the lights on at Wapato is about \$300,000 a year. And that includes lights and maintenance. And that's just the empty building nobody in it.

Question from the audience can't the churches and other organizations use part of that building it seems like the county does not want to share the building with any of us.

Answer: We've tried to sell the property. The other issue is that is zoned for commercial industrial use with a special clause for either jail or industrial so that is another hurdle and using the building. The Port of Portland also has an overriding authority on the use of that property. I appreciate your position and when you first think about it all there's an empty jail that could be used however that jail has number of issues that have been examined and vetted by the county and so the decision was made to invest in the smaller shelters that are closer to services and that was the decision that had been made.

Question from audience: they have been picking up people off the bicycle trail who are on drugs why couldn't Wapato be used for those people I mean you have the facility it's already designed and you can't break into the cabinets. It may be out-of-the-way but so but were paying \$140,000 a year for property taxes **for an empty building.**

Answer: Wapato building is for sale and if any of those organizations want to address the land use issues they are more than welcome.

Charles Hodge: Update Gresham Woman's Shelter

Presented an article for the newsletter a copy was handed to the chair person.

As to date and that is of this morning we have served over 175 women, a significant number of them are mature of over 55. We are getting additional referrals for long and short-term people coming in each day. Since the opening of day one we are averaging 55 guests per night with the numbers increasing consistently. Our last 30-day average is 72 guests per night. And over the course of the last 14 days, for the month of November, we've averaged 82 guests per night. We are full.

This shelter is a new model, a hybrid where we have 80 regular bed spaces that are open-ended. And we have 10 beds of crisis space, in case a woman needs special services. In case a woman is picked up by the police and say at 3 AM they can be brought to the shelter and have immediate services available. So, we have a mixture of regular beds and short-term crisis beds. We can expand the crisis beds considerably.

We are working closely with our community partners and other various community partners. We have classes now on a weekly basis. We have classes on a weekly basis We have been able to leverage some of our partners, we had a training workshop, cooking workshop, and we are trying to meet the needs of the folks who are there. We have regular office hours so we are able to bring in services right to the shelter.

We're proud to say in the last seven weeks of being open we placed over a dozen women either with family or in housing. We have more women than who are ready to move out or are partnering with other women to find housing. We are doing good work.

Because sale of the kitchen that we have were able to build a niche community to help the folks leverage each of their own skills so they been cooling benefits so we been able to feed people who can't help themselves.

Question from Audience: How far are you from the Wapato facility and where are you located now?



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Answer: Facility is located at 162th and Burnside at the former social security office. It is the gray building however the architect who helped us refurbish the building is planning to have the artwork outside of the building.

Question from audience: We've heard all about women but we have not heard about the children.

Answer: I also oversee the family center. At this point is unfortunately serving about 220 men women and children per night. About 55 to 60% of those are children. At any given night, we have anywhere from 115-135 children. That facility is located at 160th and Stark, and we just recently opened our outdoor play area. We worked in partnership with an organization called De-Pave which took out over 4000 ft.² of asphalt and turned it into a natural landscape, a rock garden, and a play area structure. We are able to offer an area to the children so a kid can be a kid.

Question from audience: how do you keep the kids in school while they're transitioning.

Answer: we work very closely with each of the schools, they have a tutor that will come out to the site from the Reynolds school district. We have family center actually staying from us from Washington County so we are actually working with the schools from there so we can leverage additional services closer to their neighborhood so they don't have to come out here.

Question from audience: You speak to us about the security at the women's shelter because some of those women come from domestic violence.

Answer: this is a new type of program it is not a traditional domestic violence shelter. Many of those are in a secure location and they don't publicize their address. Ours is a DV informed shelter, our doors remain locked 24 hours a day. We have a fenced parking lot. And we have a hired security guard who works with us for 35 hours per week during key times. We have cameras on the exterior of the building. We have now twice provided video to the Gresham police for crimes that had been committed outside the facility near the Max. We have very good video coverage along 162 and Burnside.

Question from audience: There isn't a security guard there 24/7?

Answer: That is correct however we are staffed 24/7 and they do patrols and they provide security that way. A survivor that was actively fleeing a DV situation would not be dropped off at this shelter. They would be accommodated differently. Half of the women we survey who are sleeping outside have a history of the domestic violence. So, the trauma of domestic violence is very present a lot of women who are outside. So being an environment where there are men may not feel safe to them. They may choose to stay outside and find services that are around them. Our DV shelter for women who are imminent risk are taking to secure locations.

This model came out of a long-term discussion that we had with our DV partners. Where are the issues we're having? We have women that we want to serve and continue to serve but don't need the secure setting but we don't want to throw them back out onto the street. What was happening with those people who did not need a secure setting were bottling up the system. We worked on finding that niche where people who do need that secure traditional DV shelter with those people may be able to have a mixed audience like we have at the Hansen building. We work with those people who are in the middle that don't have an imminent issue going on but may not function well in a setting with other folks.

This is a new style of shelter and, so far so good. One of the things that is a theme across everything, whether it be housing permanent housing transitional housing or shelters: is that people are different and the one size model doesn't fit all so we are looking for an array of services in the right sizes in the right services because it's often damaging to over service folks versus under service folks.

Question from audience: Can the county coordinate with those who have programs at Wapato?



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Answer we do however there are certain limitations with some of the organizations that that are overtly religious and how they deliver their services. Basically, we can and do partner with all those organizations. Limitations are around resources, or Rescue Mission has what they can do the Salvation Army as they can do and Human solutions has what they can do. We are investing in shelters and so is the rest of the community. The community is partnering to maximize all resources.

Question from audience: One last confirmation from the minutes: Are you in process of purchasing or leasing or studying of any land in the city of Gresham for future shelters?

Answer: (Liz) I am no longer in the search team, but I do not believe we have any land or buildings that we are looking at now. We are trying to find severe weather capacity in Gresham and East Multnomah County. We have our year-round shelter which means it is open 365 days a year, then we have some winter shelter expansion, which usually stay open for about six months. But when it gets cold, wind-chill down to 25, then we declare severe weather and that opens a bunch of very short term warm shelters that only last for the duration of the emergency. In Gresham, it's been a network of churches. We do have the capacity identified in Portland.

Question from audience: if Wapato was full of prisoners how much would it cost the county to run it then?

Answer: More than you can possibly imagine you would have to have deputies staff facility 24/7. The way that building is built is to bring people in if you were to run it as a shelter you would need to restructure the building so people have lots of ways to get out. You would have to do quite a lot of work to the structure to make it safe for people to be in an emergency. Then you would have to have transportation to get people there. For example, the Sears building they would have to bus people. And what two buses a day that cost over thousand dollars per day for the 170 people that were bus stop there each day. If you're talking 500 people per day and had to run multiple buses per day you would have to have a constant stream of transportation and that would get quite expensive. On public bus, it takes an hour and 30 minutes to get to downtown Portland from Wapato. You would have to have try met agreed to move their bus stop closer. They would have to add bus services to that location. There are a lot of logistical issues.

Like Mark said we made a choice. Deborah looked at a lot of our publicly owned buildings including the Hansen building. What publicly owned buildings can we quickly turn into shelters? And from here where were standing, Wapato is 14 miles away. And for people who are in Gresham who have been displaced they do want to be near where they're from. And a lot of people who are being displaced are from this side of town. And even from downtown Portland it is 11 miles away. So, it is quite a way away so it makes better sense to have scattered shelters around the county for the people who are going to be there. But for the expense of that you can open a 90-bed shelter here, a 100-bed shelter there and Deborah felt it was a better decision.

We are taking these things into consideration, if we put 500 people at capacity at Wapato, its virtues and limitations and how does that compare with the opportunities that we've created over the last year that are more population specific that are very close to public transportation and are closer to the people who are finding themselves homeless. It's taking a hard look at every option we have and every dollar we have and what's going to be best to get out of that for the people we serve and by that, I mean get them in and out of shelters as soon as possible. We are conscious of how much need is out there.

Meeting adjourned 8:40 PM

Minutes presented by Greg Hartung. Pending approval.