

The Oregonian

Portland City Council to discuss deconstruction requirements

By Talia Richman

June 28, 2016

Portland is poised to become the first city in the country to deconstruct its oldest homes rather than demolish them.

The City Council on Wednesday will review a policy, effective Oct. 31, that requires homes built in 1916 or earlier be dismantled piece by piece and salvaged rather than knocked down. The council first passed a resolution in favor of deconstruction in February, with a final vote on the rules expected next month.

The change could add days of work, and thousands of dollars in costs, for builders hoping to tear down vintage homes. But advocates argue the painstaking work will benefit the environment and create jobs while also helping public health — mostly by reducing plumes of lead-tainted dust and asbestos.

In 2015, homes at least 100 years old made up about a third of Portland's 300 demolitions. Fewer than 10 percent were taken down by deconstruction.

"It's an extraordinarily positive step in helping Portland achieve its vision as a sustainable community," said Stephen Reichard, executive director of The ReBuilding Center, a nonprofit in North Portland that specializes in salvaged building materials.

Already, though, some say the new rule isn't enough. A group called United Neighborhoods for Reform wants the City Council to require deconstruction for all homes built before 1978 — when the government banned lead paint in consumer uses.

"When a house is demolished through mechanical demolition, lead is pulverized and sent up into the air and falls into neighbors' yards as dust," said Barbara Kerr, the group's representative on the city's Deconstruction Advisory Group. "If it's deconstructed, it poses little danger."

The proposal says the city's Bureau of Planning and Sustainability will report back in six to twelve months on the program's status and offer recommendations. That may include whether to "expand the program with a goal of including houses and duplexes built before 1941 by the year 2019," according to city documents.

Kerr's group will be asking the council Wednesday to commit to 1978.

"We're very happy that we are on the path to requiring deconstruction," Kerr said. "We just need to be sure it's not delayed. Because the health and environmental impacts are not going to be delayed."

Starting with homes built in 1916 and earlier will allow developers to adjust at a "manageable pace," said Shawn Wood, a construction waste specialist at the city's Bureau of Planning and Sustainability.

"If we were to take a bigger bite, we're faced with flooding the market," Wood said. "It allows us to take a first step, succeed and then raise the bar."

Homebuilders and developers, meanwhile, say they're worried the industry won't be ready by Oct. 31. Deconstruction requires six workers for every one in demolition, meaning more workers must be trained.

"The last thing we want to see is potentially large delays in the process," said Paul Grove, director of government relations for the Home Builders Association of Metropolitan Portland. "If you don't have sufficient number of firms and workers, but you're mandated to deconstruct a home, you'll be on a waitlist."

City officials say they're preparing a development program meant to encourage people of color, women and other underrepresented groups to pursue deconstruction jobs.

"If we can provide opportunities to underrepresented folks in the construction industry, it paves the way to higher-paying jobs in the future," Wood said.

Construction and demolition contribute more than a quarter of all waste in the Portland metropolitan area's landfills, Wood said. Deconstruction would divert about 8 million pounds of materials for reuse.

"We can stop harvesting our forests and use our existing infrastructure instead," Reichard said, adding that salvaged materials can be sold to groups such as Habitat for Humanity at a "steeply discounted price."

Reichard and others also argue deconstruction would reduce the city's carbon emissions, and keep harmful materials such as asbestos from being released into the air when houses are torn down with heavy machinery.

Last year, The Oregonian/OregonLive found contractors were allowed to tear down hundreds of Portland homes without first getting rid of asbestos.

But deconstruction is costly — up to 80 percent more expensive than mechanical demolition.

Demolishing an average home might cost \$10,000, while deconstructing it could cost \$14,000 to \$18,000. Last year, the city's planning bureau launched a \$100,000 grant program that provides up to \$2,500 to some deconstruction projects.

It takes more time, too. A house that could be knocked down in two days may take up to 10 to disassemble.

Grove raised concerns, "in the midst of this housing affordability crisis," that the requirements could raise prices for some new homes.

Developers also worry demolition will be safer for some older homes. The city's proposal provides exemptions for homes that are "structurally unsafe" or if "most of the material in the structure is not suitable for reuse."

But many of the homes likely to be deconstructed "are rich with quality materials," Wood said.

"And there's demand for that material," he said. "You can't buy old-growth lumber."

Ignoring the rules would be punishable by fines, starting at \$500 for the first violation. Meanwhile, "improper use of heavy machinery" is punishable by fines up to \$10,000.

Wood said the city is also looking into "hybrid deconstruction," which would blend the use of deconstruction with heavy machinery. Forklifts and track hoes, for example, could assist with lowering a wall, but would not be allowed to destroy it, Wood said.

"It doesn't preclude use of machinery – you can't just knock it down," Wood said. "It's a technique."

Portland tax would pay for 1,300 units of affordable housing

By Brad Schmidt

June 28, 2016

Portland housing officials on Tuesday said they could build or preserve 1,300 affordable rental units if voters approve a \$258.4 million tax measure this fall.

Fewer than half of those units would be set aside for the city's poorest residents who have the fewest housing options.

Portland Commissioner Dan Saltzman, who oversees the Portland Housing Bureau, described the spending plan as incremental progress toward helping the city's most vulnerable residents.

"The need is overwhelming," Saltzman said Tuesday. "But you've got to find a solution step by step."

City officials have been rushing to finalize details of a bond measure heading to the Portland City Council at 2 p.m. Thursday. Although Saltzman is asking the City Council to send the tax hike to voters on the Nov. 8 ballot, spending details weren't released until Tuesday afternoon.

City officials plan to build or preserve 600 units for households earning up to 30 percent of the region's median income, which for a family of four is \$22,000.

Portland badly needs those apartments. According to statistics, Portland lacks 23,295 units for households in that income range.

At the same time, city officials plan to build or preserve 700 units for households earning up to 60 percent of the region's median income, which for a family of four is \$43,980.

The need in that income range is far smaller. Statistics show a deficit of 2,050 units for a portion of that income group, based on existing units and demand.

Saltzman said it's expensive to build or preserve units for the lowest-income earners. Officials on Tuesday didn't provide records showing how many units could be funded if the city focused exclusively on households earning up to 30 percent of the region's median.

Officials also didn't respond to questions detailing how many new and preserved units would be set aside for Portland's lowest-income residents. Generally, the Housing Bureau said that 950 units would be built and 350 units would be preserved – but officials didn't break down those numbers by income group.

Susan Emmons, executive director for Northwest Pilot Project, is a staunch advocate for building housing for Portland's lowest-income group. Emmons said she supports the city's proposed split and called the plan "laudable."

"They're very hard to develop," she said of building units for people with the lowest incomes.

The proposed bond measure would mark Portland's single-largest investment in housing and would provide new opportunities to hundreds of families. The 20-year bond measure would

raise taxes by about 42 cents per \$1,000 of assessed value, or the equivalent of about \$75 a year for a home assessed at \$178,320.

Portland would own the units but outsource operations. The local housing authority, Home Forward, would manage the buildings and a non-profit or for-profit company would provide staffing on-site, Saltzman said.

"They'll be lifetime assets," Saltzman said.

Officials acknowledge that they are budgeting about \$200,000 per unit, which is about double their preferred contribution for affordable-housing projects. They say they need to spend more per unit because city ownership precludes tapping private investments or some tax credits, requiring a deeper public subsidy.

"Public housing costs money," said Israel Bayer, a housing advocate who accompanied Saltzman to a Tuesday interview with The Oregonian/OregonLive editorial board.

Housing officials want at least half of the newly built units to be family-friendly, featuring at least two bedrooms. They plan to work with Home Forward to secure several hundred Section 8 vouchers to subsidize rents for the lowest-income residents.

If approved, Portland officials hope to begin adding affordable units first by scooping up existing properties. Saltzman pointed to an estimated 2,500 units owned by apartment mogul Joe Weston, who is planning to unload properties.

"We would hope to be able to purchase some of those units with bond money," Saltzman said.

Charlie Hales vs. middle-class home buyers: Editorial Agenda 2016

*By The Oregonian Editorial Board
June 28, 2016*

Portland City Council this week will consider asking voters for almost \$260 million to address the city's struggle with housing affordability. But first it will consider making the underlying problem a little worse. On Wednesday, Council is poised to adopt an excise tax of 1 percent on new construction. And as if that weren't enough, the city's five commissioners will consider an ordinance requiring anyone tearing down a single family home or duplex built in or before 1916 to do so by means of deconstruction rather than demolition, a process that could add thousands of dollars to the cost of a project.

Deconstruction refers to the systematic dismantling of a structure (think construction in reverse). The ordinance and its supporters offer a multitude of reasons for mandating a comparatively painstaking method of accomplishing what otherwise would be done in a jiffy with heavy machinery. The materials are more likely to be reused rather than recycled, burned or buried in a landfill. The requirement would boost jobs for deconstruction contractors and revenue for businesses that sell old house parts. Repurposing old materials rather than using new stuff might even reduce carbon emissions.

Meanwhile, the ordinance's impact statement notes almost in passing that recent house demolitions have "raised community concerns related to," among other things, "neighborhood

character." Residents of older neighborhoods, notably including Mayor Charlie Hales' own tony Eastmoreland, have bristled in recent years at the replacement of older homes with dwellings that are thought to violate the local aesthetic. At times, a single old home on a large lot will become two new homes on smaller lots, an efficient use of limited land but an irritation to the eyes of many neighbors.

The desire to preserve neighborhood character has contributed to a push for new policies, including last year's half-baked demolition tax. As introduced in September 2015, the tax would have extracted \$25,000 from any developer tearing down a house in order to erect one or two in its place. The proposed tax was sought by Hales, who said, "It sends a very clear signal: Hey, the city of Portland via the City Council and its regulations are telling you, 'Please don't tear down a house that has value.' And we're going to make it sting a little — maybe more than a little — if you try to do that."

That demolition tax died, and in its place we now have a proposed deconstruction mandate, which also will make tearing down an older house sting. Deconstruction, the proposal's impact statement notes, can cost up to 80 percent more than mechanical demolition, adding several thousand dollars to the cost of a project. The mandate may not sting as deeply as Hales' demolition tax, but the same people will end up getting stung: Those who buy homes, including some that are built without the direct application of the deconstruction mandate's hassle tax.

Here's how one local builder — a member of the city's Deconstruction Advisory Group — explained the effect in February, as City Council considered a resolution instructing staff to draft the code language on Wednesday's agenda. Let's say a builder has to spend \$10,000 more to deconstruct a house than a competitor around the corner who's tearing down a home built after 1916. And let's say he sells his new house, whose price includes the cost of deconstruction, sooner than his competitor. His house then may become a "comp" for his competitor, which he can use to raise the price of his finished home. Ditto for "used" houses in the area. Before you know it, a lot of buyers could be getting stung, worsening an affordability problem City Council supposedly would like to ameliorate.

City Council on Wednesday should discuss the mandate's effect on home prices before voting on it. A good place to start is Hales' response, offered via email by spokeswoman Sara Hottman, when asked what he'd do to protect home buyers from the effect of the mandate: "Generally, when a single-family house comes down, it is not going to be replaced by an affordable house. On average, a demolished home in Portland is 1,300 square feet and sells for \$175,000. A standard new home that replaces the demolished home is, on average, 2,500 square feet and sells for \$502,000. A one-to-one replacement — deconstructed home replaced by a new home — is passing along costs to people who are buying half-million dollar houses."

The implication here, of course, is that \$502,000 homes are the province in Portland of the cigar-chomping cuff-link set. But that's far from the reality experienced by middle-class people struggling to become homeowners in one of the nation's hottest real estate markets. Half a million dollars is slightly above the median home sale price in Sellwood and far below the median last year in hotter neighborhoods like Sabin and, of course, Eastmoreland. Do the mayor's colleagues also believe that middle-income Portlanders deserve no protection from a mandate that grew out of a desire to preserve "character" in neighborhoods like Hales'?

If they do, good luck convincing middle-class homeowners to cough up \$260 million in November to address an affordability problem whose breadth city leaders don't seem to grasp.

The high cost of government transparency in Oregon (Column)

By Samantha Swindler

June 29, 2016

Last year, The Oregonian/OregonLive requested an electronic database of property recorded into evidence by the Portland Police Bureau. The estimated cost of making those public records public?

\$1,042,450.20.

It was a bit out of our price range.

Instead, we paid for a narrower subset of information about rape kits. There were thousands of untested kits in Portland Police custody despite the bureau's assurances following the 2001 murder of a 14-year-old girl by a serial rapist that it would regularly test forensic evidence from sexual assaults. Data from our records request helped tell the story.

When news of the backlog was made public, lawmakers passed Melissa's Law, requiring police agencies to establish protocols for testing rape kit evidence.

This is what can happen when journalists shine a light on the workings of government, but it only happens when we have access to public records – the documents, emails and digital data created and maintained by public employees using your tax dollars.

And this story is not an anomaly. Outrageous quotes and unnecessary delays for public records happen all the time, at every level of government across Oregon.

"I got a \$62,000 estimate to search emails by keywords for four people," reporter Rob Davis of The Oregonian/OregonLive said during a recent hearing. "That is the agency telling us that they don't want to bother."

When Willamette Week reporter Nigel Jaquiss asked the Department of Human Services for basic records related to troubled foster care agency Give Us This Day, he said "it took 140 days for DHS to give me the first piece of paper on that request."

That happened only after he complained to the Oregon Attorney General's office.

"A few hundred dollars for one record, a few thousand for an email search. We all know this is not the true cost of this service," wrote Sara Roth with KGW. "The cost is not only confusing, but it forces us to choose which stories to cover. I know we haven't uncovered stories just because the records request was too expensive."

In my free time, I serve as president of the Oregon Territory Chapter of the Society of Professional Journalists, a national organization that supports ethical journalism and a free press. Last week, our chapter presented Attorney General Ellen Rosenblum with the annual First Freedom Award, which recognizes a non-journalist who has worked toward government transparency.

It was a hopeful gesture, given because of the steps she has taken and the promises she has made regarding public access to information.

In September, Rosenblum's office created the Public Records Law Reform Task Force, which will propose changes during next year's legislative session to the state's notoriously flimsy public

records laws. The reporters' stories mentioned throughout this column were either shared during a public records hearing in May or emailed to the task force.

Oregon received an "F" grade from the Center of Public Integrity's 2015 State Integrity Investigation. We ranked 42nd in the nation. Our neighbors California and Washington ranked second and eighth, respectively.

One problem is that costs for Oregon public documents can vary wildly, since government agencies can charge for more than just the copying of records. They can charge for staff time to procure them and attorney fees to review them, with little oversight as to how fees are determined.

This allows costs to skyrocket. The \$1 million quote from Portland Police was based on the bureau's claim that it would need to review more than a half-million individual cases to see if they were ongoing investigations, allowed to be exempt from disclosure.

Apparently a sort button doesn't exist in their data system.

And there is little recourse for a journalist — or a citizen — to question those cost estimates.

The wait for documents is also a problem. Current law only requires records requests be filled in "a timely manner," which as Nigel's experience illustrates, is meaningless. The task force has tentatively proposed a law change requiring government agencies to fulfill most requests within 10 business days, which falls closer in line with laws in other states.

But Oregon stands out nationally for its staggering number of exemptions to disclosure law — more than 500. These include exemptions allowing government agencies to withhold information about underground storage tanks, complaints about judges, boating accidents and death certificates.

Even agencies that want to be transparent are confused by the current system, which can lead to delays and high costs. At worst, Oregon's convoluted law can be used to thwart disclosure and purposefully delay the release of information. There are no penalties when an agency violates the records law.

Of course, this issue isn't only about journalists. These are the public's records and the average citizen who has tried to get government documents has likely faced similar roadblocks.

But I mention the frustrations of my colleagues at other media outlets because this issue is bigger than our turf wars. In the battle for public information, journalists are outnumbered, fighting an ever-growing Goliath with an ever-shrinking slingshot. Nationally, there are now five public relations professionals to every one journalist. Many of these PR folks work for the same government agencies that can afford communications people but can't respond to information requests in a timely and cost-effective manner.

As Shasta Kearns Moore with the Portland Tribune noted, when these agencies start to report their own news and hinder efforts by investigative journalists, we are essentially left with state-run media.

That does not bode well for the future of the republic.

The Portland Tribune

New poll numbers help city rethink roots of homelessness

By Jim Redden

June 28, 2016

Is a lack of affordable housing the root cause of homelessness?

Some local affordable housing advocates are making that argument as they press Portland and Multnomah County leaders to spend millions of dollars to create more affordable housing.

But most people in Oregon and the Portland area don't agree with that premise, according to a recent survey by DHM Research. Although the vast majority of respondents believe the state and region is facing a housing crisis, most believe homelessness is best viewed as a separate issue that requires other solutions.

When asked why people end up on the streets, Oregonians are much more likely to cite a lack of jobs and social services than a scarcity of affordable housing.

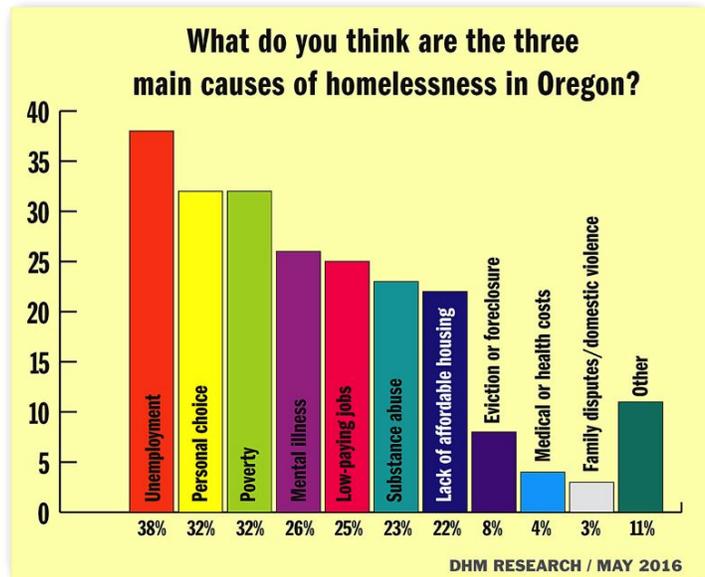
Similarly, most respondents don't believe that building more affordable housing is the best government response to homelessness. Far more believe limited resources should first be spent to increase the number of emergency shelters and transitional facilities.

Such views could present a challenge for those pushing the Portland City Council to refer a \$258.4 million affordable housing bond measure to the Nov. 8 general election ballot. It would increase property taxes 42 cents for each \$1,000 of assessed value.

"There's a disconnect between what the public thinks about homelessness and what the leaders are proposing," says DHM Research Vice President and Political Director John Horvick. "That doesn't mean such a ballot measure won't pass, but there needs to be more of a conversation about the problems and the solutions."

In fact, most respondents to the DHM survey do not believe homelessness is a problem that can be solved. Sixty-seven percent of statewide respondents and 60 percent of metro respondents agree that even if we make changes to society, some people will always be homeless. Only 30 percent of statewide respondents and 34 percent of metro respondents thought it could be ended completely.

Market driving up housing costs



According to DHM’s online survey of 687 Oregonians taken in May, 83 percent agree the state is in a housing crisis caused by rapidly increasing rents and home prices. The number is slightly higher in the metro region at 86 percent.

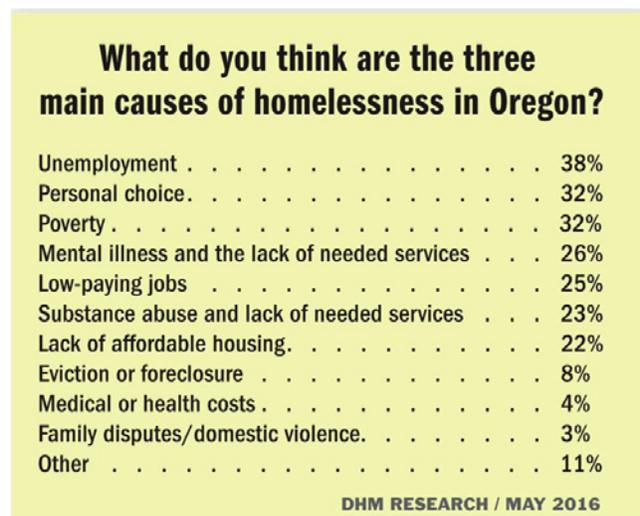
Most respondents agree the affordable housing crisis is driven primarily by market forces. Statewide, 37 percent say the market is reacting to an increase in population and desirability, and no one person or thing is to blame. A smaller group, 26 percent, accuses people with higher incomes moving into Oregon and driving up prices. An even smaller group, 11 percent, say developers aren’t building housing that most Oregonians can afford.

The numbers are similar in the metro area, although 12 percent blame the urban growth boundary for limiting the land supply and driving up housing costs, while only 8 percent do so statewide.

Whatever the cause, 76 percent of statewide respondents agree it has affected the number of people experiencing homelessness. Even more — 84 percent — in the metro area agree.

But, given a choice, 68 percent of respondents are more likely to agree that homelessness is best viewed as a separate issue from affordable housing. Only 28 percent were more likely to agree that the number of those experiencing homelessness is directly related to the cost of housing.

The split was not that different in the metro area, with 65 percent viewing homelessness as a separate issue, and 31 percent saying it is directly related to the lack of affordable housing.



Asked to pick the main causes of homelessness in Oregon, the largest block — 38 percent — chose unemployment. It was followed by personal choice, poverty, the lack of mental illness services, low-paying jobs, and the lack of substance abuse services. The lack of affordable housing came in seventh with only 22 percent.

The rankings were somewhat different in the metro area, however. But even here, the lack of affordable housing was not the top choice.

Here, unemployment tied with the lack of mental illness services for first place at 35 percent each. In second place was poverty at 34 percent. Then the lack of affordable housing tied with the personal choice at 25 percent each. They were closely followed by low-paying jobs and the lack of substance abuse treatment at 23 percent each.

“The public does not believe there is one main cause of homelessness. They think there is a range of causes, and some of them involve personal behaviors,” Horvick says.

When it comes to government responses to homelessness, most respondents did not think creating more affordable housing was the most effective policy. Statewide, 42 percent of respondents chose increasing emergency shelters and transitional facilities for the homeless. Providing assistance for those currently at risk of losing their homes was second with 18 percent, followed by creating more affordable housing at 17 percent.

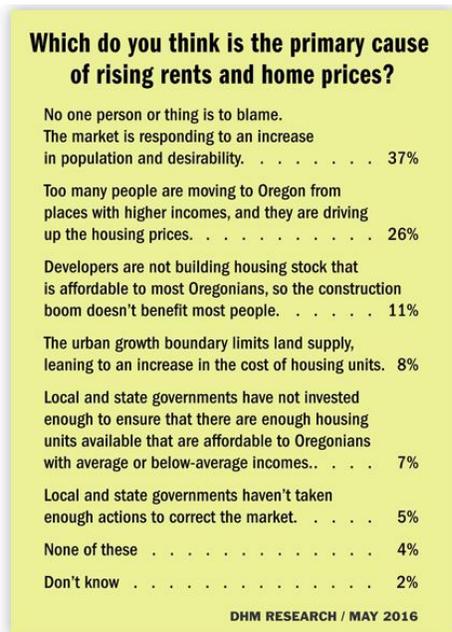
Creating more affordable housing was ranked higher in the metro area at 23 percent. But it still trailed the 34 percent who chose increasing emergency shelters and transitional facilities first. Providing rental assistance to those currently living on the streets and in shelters came in third at 21 percent.

Bond measure has chance

Despite the questions concerning homelessness, the poll suggests an affordable housing bond measure could pass in Portland. Fifty-nine percent of respondents in the metro area think such a measure could improve housing affordability. Of those, 21 percent think it could improve affordability “a lot.”

But that does not mean a bond measure is their No. 1 choice. To the contrary, requiring developers to include affordable units in their projects was favored by 75 percent. The City Council is in the process of adopting such a requirement, following the repeal of the statewide ban on so-called inclusionary zoning by the 2016 Oregon Legislature.

Rent control policies were favored by 70 percent of metro respondents, with more than half, 38 percent, saying they would improve affordability “a lot.”



The only two options offered in the poll that fared worse than a bond measure were a ban on no-cause evictions at 58 percent, followed by increased restrictions and stronger enforcement on short-term rentals like AirBnB at 32 percent.

Even if Portland voters are willing to pass a bond measure, only 13 percent of metro respondents think the city should be most responsible for addressing affordable housing needs. More, 17 percent, say county and regional governments should. Even more, 27 percent, say the state government should.

And 20 percent say no government should be responsible for addressing affordable housing needs. They say the housing market can and will correct itself in the future.

But if the measure does pass, the largest block of metro respondents believes the money will go to the right place.

It will be spent by an agency dedicated to housing, the Portland Housing Bureau, which was favored by 44 percent. The next largest block, 23 percent, thought affordable housing should be driven by the market, not developed by government agencies. After that, 16 percent thought it should be managed locally by whatever local agency is best equipped.

Bond measure? Saltzman asks for \$258.4 million

Commissioner Dan Saltzman will ask the City Council to place a \$258.4 million affordable housing bond measure on the Nov. 8 general election ballot Thursday.

Saltzman is in charge of the Portland Housing Bureau. The resolution he introduced on Friday says its passage would raise property taxes 42 cents on each \$1,000 of a property's assessed value. A typical \$178,320 Portland home would be charged \$75 a year.

The measure is backed by numerous affordable housing advocacy organizations.

The resolution did not say how many affordable housing units the funds would build. It does say "the City of Portland has a documented need for 24,000 affordable housing units for low-income households."

According to the resolution and supporting documents:

- Money generated from the bonds would go into a special fund to be spent on "capital costs for affordable housing" that includes "acquisition, construction, reconstruction, rehabilitation, capital maintenance and capital repairs."
- Up to 20 percent of the space of any project could include "child care facilities, groceries, pharmacies, community rooms, food service, neighborhood retail and leasing offices."
- The projects would create housing for people making 60 percent of the city's federally defined median family income. That is currently up to \$44,100 a year for a family of four.
- A five-person oversight committee would be appointed to review the spending and issue yearly reports.

You can read the resolution at www.portlandoregon.gov/auditor/article/581682.

Advocates hope homeless can use sheriff's office as shelter

By Nick Budnick

June 28, 2016

A push by city and county officials to find safe places to sleep for homeless people living in a downtown shelter that's closing soon may finally pay off. It's likely the longtime headquarters of the Multnomah County Sheriff's Office will be converted into a haven for the homeless.

But first, the county has to find space for the roughly 60 sheriff's employees who would need to vacate what's known as the Hansen Building, at Northeast 122nd Avenue and Glisan Street, to make way for the new shelter. As of Monday, county officials had not yet inked a deal with the Portland Police Bureau to house most of those sheriff's employees at the former Southeast Precinct building at East Burnside Street and 47th Avenue.

While county and city officials stress that the move is not a sure thing, homeless advocates are hopeful it will happen.

"My understanding is that it will go forward," says George Devendorf, executive director of the nonprofit group Transition Projects Inc. "It's encouraging."

Transition Projects has been running the Peace Shelter at 401 S.W. Washington St. in temporary space donated by the Menashe family. In all, 267 people are living there. Devendorf praises the Menashes' generosity, but says his group needs to shut down the shelter by July 22 to make way for a potential sale of the building.

The downtown site had always been a temporary fix, donated by the Menashes in January to deal with a situation that city officials formally recognized as a crisis late last year. When another temporary shelter at a former U.S. Army Reserve center in Multnomah Village closed in May, the Menashes approved providing additional space, known as the Peace Annex.

Devendorf has been part of the group reviewing potential sites to determine their suitability as either short- or long-term homeless shelters. The vast majority have not worked out, but the longtime sheriff's headquarters would serve relatively well, with a large room the size of a small basketball court, he says.

"In comparison to the sites that we've been looking at, it's in good shape, and it would not take much work to bring it online as a temporary shelter," Devendorf says.

County officials have long viewed Hansen as needing replacement, and it is mostly unused. The sheriff's office was planning to shut it down completely in the next few years when a new headquarters is found.

In addition to the Hansen building, people living at the Peace Shelter also will be relocated to a building owned by the nonprofit Human Solutions near East Burnside Street and 162nd Avenue that will open by the end of July.

In the long term, some also will move to a building recently purchased by the county at Southeast McLoughlin Boulevard and 17th Avenue.

But because those spots are slated for single women and couples, Devendorf says advocates are still looking for a long-term location for 100 men who are currently staying in the Peace Shelter, mainly age 55 and older, veterans or with disabilities.

The Hansen Building appears suitable to hold 150 or more, according to Devendorf. Though it likely would be used as a shelter for a year or more, he considers it more of a short-term fix.

"I don't think people are talking about a 10-year stay for that location," he says.

Arlene Kimura, president of the Hazelwood Neighborhood Association, says neighbors of the Hansen Building are concerned that the shelter plan is taking shape so quickly that neighbors have not been consulted.

"There was no public process for them to do this. I understand that it is not something they have to do, but it would be of significant value to the community to weigh in on this," Kimura says. "We are also a little concerned that they are putting people where there are no services."

It's unclear how long the sheriff's employees could work out of the city's former Southeast Precinct building. The Portland Police Bureau had hoped to eventually again use the location as a precinct for patrol officers. It also has been looking at a major reorganization to put more officers on patrol. Police officials have considered taking advantage of the building's central location by moving other units there such as the traffic division, which is now based in North Portland.

Details released on proposed affordable housing bond

By Jim Redden

June 28, 2016

The \$258.4 million Portland affordable housing bond proposed by Commissioner Dan Saltzman would build or preserve 1,300 units — at an average cost of \$198,769 per unit.

Those are the figures included in a memo released by Salesman's office Tuesday. The City Council is expected to consider and place the measure on the Nov. 8 general election ballot on Thursday.

The proposed bond measure is only the latest city response to the affordable housing crisis that has arguably become the number one issue in the city in recent months. The council has already prioritized hundreds of millions of dollars for more affordable housing.

Saltzman is in charge of the Portland Housing Bureau, which would spend the bond money. According to a memo released Tuesday by PHB Director Kurt Creager, "It is estimated that the typical single family homeowner would pay \$75 a year, if the bonding authority were approved, at an expected rate of \$.4208 per thousand of assessed value."

The memo also says, that all of the units acquired or built with bond proceeds would be affordable to households under 60 percent of the federally-determined Median Family Income (MFI), which is currently \$43,980 for a family of four. Of the 1300 proposed total units, 600 would be targeted to people with incomes below 30 percent of the MFI which is \$22,000 for a family of four or \$15,400 for a single person.

In addition, the memo says, PHB is planning on 50 percent of the new dwellings to be family-sized, consisting of a mix of two and three bedroom units not usually found in the private market.

You can read the memo at www.portlandoregon.gov/saltzman/article/582101.

You can read a previous Portland Tribune story on the housing issue at pamplinmedia.com/pt/9-news/312877-190544-new-poll-numbers-help-city-rethink-roots-of-homelessness.

City selling proposed homeless project property

By Jim Redden

June 27, 2016

Portland has put a nearly 15-acre parcel of city-owned property that has been proposed for a large homeless camp and service center up for sale.

Anyone supporting the homeless project will now have to bid against other parties for the former Terminal 1 site that used to be owned by the Port of Portland at 2400 N.W. Front Ave. And even if they buy it, the property is currently zoned for industrial uses, something the City Council would need to alter before it could be used to house and serve the homeless.

The property is currently owned by the Bureau of Environmental Services. It includes a 96,000 square foot warehouse.

Commissioner Nick Fish, who is in charge of BES, says it is not suitable for the homeless project because the city has a shortage of industrial land that needs to be preserved. Fish also says the city cannot donate the property for the homeless project because it is owned by a utility agency — BES — and can only be used for utility purposes or sold for the highest bid.

Fish says he expects the property to sell for more than its market value, which was \$8,592,440.00 in 2015.

The homeless project was proposed by developers Homer Williams and Dike Dames, who modeled it after a similar facility in Austin, Texas. They say it could cost \$100,000 to construct and have been talking with city officials and the business community about it. The two men says it would offer an alternative to outdoor camping that would help the homeless gain access to services and permanent housing.

Fish says the concept has merit and the city should could conduct a survey of other possible locations for the proposed project.

For more information on the property, visit www.portlandoregon.gov/bes/article/514449.

In announcing the upcoming sale of the property last week, BES said:

“The Bureau of Environmental Services (BES) has listed Terminal 1 North for sale. Scott MacLean with Colliers International is representing BES as the Sellers Agent. Scott can be reached at 503-542-5891.

“BES will sell this property subject to a Property Line Adjustment (PLA) that is currently in process. This PLA will carve out approximately 1.32 acres of the site that BES will retain for permanent sewer access and protection. The remaining lot is approximately 14.48 acres, and includes all of the river front. If needed – BES is willing to give an easement to the successful bidder to allow site circulation over the 1.32 acres that BES will retain. However – because this site is to be retained by BES for sewer access, parking and storage will be expressly forbidden on this property.

“BES will also be retaining permanent sewer easements over a portion of the 14.48 acres. It is not expected that this will impact development opportunities, but the buyer needs to research if this is true. Please see the main Terminal 1 Surplus Property page for an example of the easement that BES intends to record. (This easement is not the final document – but it is expected to be substantially the same as what BES will record).”

Willamette Week

Meet Mike Marshman, Portland’s New Chief of Police

Larry O'Dea's replacement has the backing of the feds and the police union.

By Nigel Jaquiss

June 29, 2016

Mike Marshman became Portland's 46th chief of police on Monday. Here's what you need to know about him:

Age: 50

Previous rank: Captain

Previous assignment: Portland police liaison to U.S. Department of Justice

Biggest accomplishment: Winning the confidence of DOJ overseers who are conducting a years-long reformation of the Portland Police Bureau. "He's very methodical," says U.S. Attorney for Oregon Billy Williams. "He's someone who's very invested in working with the DOJ."

How he became police chief: Outgoing Chief Larry O'Dea resigned June 27 in the wake of revelations he had accidentally shot a hunting buddy in Eastern Oregon, then allegedly lied to investigators about it. O'Dea tainted the four assistant chiefs in line to succeed him by telling them about the shooting weeks before it became public. Because none of the four assistant chiefs referred the incident for investigation, they lost their chance for promotion.

What the rank and file think of him: Marshman has a reputation as a strong manager. The cantankerous Portland Police Association responded positively to his promotion. "We are optimistic we can work collaboratively with Chief Marshman," PPA president Daryl Turner said in a statement.

The Portland Mercury

Hall Monitor: PPB—The New Batch

By Dirk VanderHart

June 29, 2016

YOU KNOW, absent the occasional shooting by the police chief that goes casually unmentioned for a month, the Portland Police Bureau has been on an okay streak lately.

Officers still screw up, of course—as in a recent case where a woman reported being followed for blocks by a menacing man downtown, and says she was chastised by a cop over it.

But in recent years, the city's avoided truly shocking incidents, like the 2010 Aaron Campbell shooting, where a distressed, unarmed black man was shot in the back. Or the 2006 James Chasse case, where officers tackled a man with mental illness who ran when they approached, resulting in his death. Or a bunch of other salient examples that are often brought up.

There are absolutely challenges remaining at the bureau—not least of which is the culture at the rank-and-file cop union, the Portland Police Association. But at the same time, Mayor Charlie Hales' frequent sunny assessments of the PPB's progress in recent years aren't coming out of thin air.

Which made the past Monday, June 27, especially surprising.

That morning, Hales made official what everyone had expected for weeks: Police Chief Larry O'Dea, beset by scandal after shooting his friend in April, was retiring after nearly 30 years.

In his place, Hales appointed Mike Marshman, a police captain with 25 years at the bureau, who's been intimately involved in the city's settlement with the federal government over police abuses.

Marshman, 50, has been the face of the PPB before. He's fielded media questions under two police chiefs.

Now he's at the top. And what was so stunning about his first day on the job was just how inadequate he clearly found the police force's leadership.

Within hours of being sworn in as chief, Marshman had demoted three of the bureau's assistant chiefs to captain, slashing their pay. He handpicked three other high-ranking officers—two commanders and a captain—to take their place.

A fourth assistant chief, Donna Henderson, had been running the bureau since O'Dea was placed on paid leave in late May. She immediately elected to retire (it's unclear if demotion was her other option).

It was a seismic shakeup, and it didn't stop there.

Marshman swapped police commanders to new positions, and promoted captains to fill their place. And, tellingly, he transferred the bureau's internal affairs captain, Derek Rodrigues, to the Family Services Division.

It's the sort of wholesale change you expect from a bureau in deep crisis cleanup mode, and it's hard to imagine Hales—who'd stressed Marshman would be able to select his own command staff—didn't have at least a sense that it was coming.

Which has to make you wonder: How great could things really have been going at the police bureau before O'Dea fired that errant shot? And what does Marshman intuit about an ongoing administrative investigation into the shooting that would necessitate such dramatic change?

Oh, and most crucially: Will things be any different with this new batch of leaders?

City: Proposed \$258.4 Million Housing Bond Amounts to 1,300 Units

By Dirk VanderHart

June 28, 2016

The City of Portland now has another figure to attach to the \$258.4 million housing bond City Council will almost certainly put before voters this November: 1,300.

That's the approximate number of affordable housing units those millions would hope to create or preserve over the eight years the Portland Housing Bureau expects money from the bond, according to a memo [PDF] sent to council yesterday by Housing Director Kurt Creager.

The money would be used to purchase land and buildings, rehab existing housing, and construct new projects, Creager writes. The PHB estimates it would result in housing for 2,900 people.

Nearly half of the units the city hopes to create or preserve are for ultra-low-income Portlanders. Creager says the housing bureau will aim to make 600 of the 1,300 units affordable to people making 30 percent of the city's median family income or less. For a family of four, that's a maximum of \$22,000 per year.

The remaining units would be affordable to people making at most 60 percent of the MFI—\$43,980 for a family of four.

The memo, made public today, is the first estimate PHB has offered on its plans to spend bond money, should voters approve the measure in November. To put the 1,300 units into context,

Portland is currently short roughly 24,000 affordable units, according to the city, and will require thousands more than that as more people move here.

Also new to the bond proposal: A cap of 7 percent on the costs of administering the bond.

Portland City Council will consider a resolution to refer the measure to voters on Thursday afternoon. If enacted, it's expected to cost the average homeowner roughly \$75 per year in additional property taxes.

Here's the complete lists of "program goals, outputs, and outcomes" from Creager's memo.

- *Acquire and preserve or produce at least 1,300 affordable dwelling units against a current need of 23,845 units;*
- *100% of the beneficiaries will be low income (at or below 60% of the MFI) including seniors, veterans, families and people with disabilities (or combinations thereof);*
- *Goal to serve 600 of the households at or below 30% of the MFI (less than \$22,000 for a family of four);*
- *Goal to serve 50% of the households whom are in need of family-sized (2 & 3 Bedroom) dwellings;*
- *Approximately 2,900 Portlanders would reside in the 1,300 bond-financed dwellings;*
- *Estimate that 50,000-58,000 Portlanders will benefit from 1,300 new or preserved dwellings over a sixty (60) year period;*
- *Affordable means rent restricted by designated household size and income level for the dwelling unit;*
- *City bond proceeds will enable existing market rate but affordable housing to be preserved, improved and stabilized for public benefit;*
- *Net cash flow (after operating expenses and depreciation) if any, will be dedicated for routine maintenance to ensure financial sustainability over the economic life of the properties;*
- *Ancillary community and resident support (wrap around) services will be proffered through contracts with community based organizations; and*
- *Some properties may have community rooms, neighborhood commercial or social service services accommodated on site to ensure resident health, safety and general welfare.*

The Portland Business Journal

Interim police chief takes over as Portland regroup on public safety

By Andy Giegerich

June 28, 2016

Saying that Portland has pressing needs that require immediate leadership, Portland Mayor Charlie Hales appointed a Portland Police Bureau captain as the department's interim chief.

Capt. Mike Marshman will step in for Larry O'Dea, who retired amid an investigation over a Southeast Portland hunting incident in which O'Dea, according to reports, accidentally shot a friend. Willamette Week first reported the story.

"We are still waiting for the outcomes of investigations before passing judgment," Hales said at a Monday press conference. "But we have urgent needs — police reform, staffing shortages — that must be addressed by leadership."

O'Dea, who's been on leave since May 24, had spent 30 years with the department. Marshman joined the bureau in 1991.

Marshman immediately removed three assistant chiefs from their roles.

The Portland Police Association praised the move.

"A dark cloud has been lifted from over the Portland Police Bureau with the much needed departure of Larry O'Dea and arrival of Mike Marshman as interim chief of police," the group wrote Monday. "The rank and file who patrol our streets, investigate crimes, and build relationships in the community can breathe a sigh of relief."

"For the past few weeks, we have watched as the Bureau suffered under Larry O'Dea's lack of leadership and ownership of his actions. During a time where staffing has dramatically decreased to an all-time low and morale is as bad as it gets, we needed a police chief to lead us with strength and integrity. Larry O'Dea was not that person."

Portland Mayor-elect Ted Wheeler said Marshman is the right choice.

"I expect him to bring stability to the department and begin to address the significant public safety issues that exist in our community," Wheeler said.

Wheeler added that he backs a national search for O'Dea's full-time replacement.