

The Oregonian

Editorial: Sorting Truth From Suspicion Over Texts (Editorial Agenda 2019)

*By The Oregonian Editorial Board
February 25, 2019*

Three days before a September 2017 rally by the right-wing group Patriot Prayer, a sergeant with Portland Police sent a text confiding the bureau's plans for managing the rally and the expected counterdemonstration by antifascist activists:

“So, I will let you know now... we are going to set up fencing like Seattle has done in the past,” states the Sept. 7 text sent by now-Lt. Jeffrey Niiya. “We are making a space for the Patriot Prayer group just north of the fountain. There will be a gap and then more fencing by SW Taylor to allow counter protesters a spot close enough to be seen and heard but far enough away to not have interactions.”

The message sounds like texts Niiya sent to controversial Patriot Prayer leader Joey Gibson that have generated public outcry since Willamette Week and The Portland Mercury reported on the exchanges earlier this month.

Only that Sept. 7 text wasn't sent to Gibson. It was one of hundreds Niiya sent to June “Gia” Davies, an activist organizing against Patriot Prayer.

Niiya, who served as the bureau's liaison to protest organizers, texted Davies during the summer and fall of 2017 disclosing elements of police plans, offering advice on keeping safe and even jokingly complimenting Davies on some of her suggestions for police. Such outreach and relationship building are a fundamental part of community policing, in which officers aim to intervene in a situation before it turns criminal or de-escalate brewing conflicts. And Patriot Prayer rallies, which routinely attract white supremacists and seem primarily aimed at trolling progressives, are exactly the kind of volatile situations that call for pre-emptive measures.

That's important context for Portlanders --- and Portland's elected leaders -- to consider in evaluating text messages between Gibson and Niiya, who has been taken off the bureau's crowd-control team while under investigation for the texts. Considering how violent brawls have broken out in previous confrontations, shouldn't Portlanders want the bureau's liaison to encourage Gibson to move away from advancing counter-protesters, as Niiya advised? If police are tasked with keeping the peace, preventing the two groups from getting too close to each other is an effective way of achieving that.

It's not hard to see, however, why people would take the texts and view them as confirmation that Portland police sympathize with Patriot Prayer. Activists opposing the right-wing group have frequently argued that police treat them more harshly, and have pointed to a city report that quoted a lieutenant saying that Patriot Prayer members seemed “much more mainstream” than the counterprotesters. And certainly, some of Niiya's messages seem protective, such as one telling Gibson that police won't likely arrest fellow protester Tusitala “Tiny” Toese for an outstanding warrant at an upcoming rally -- as long as he stays out of trouble. It's easy to focus on the “don't worry about the warrant” part of the message while skipping over the “keep Toese in line” portion. And these texts are subject to individuals' interpretation. In that sense, the investigation into Niiya and police bias as a whole will be helpful for sorting truth from suspicion.

The bigger problem is that Portlanders are so legitimately distrustful of Portland Police that they find it hard to believe anything but the worst. The reasons go back decades: fatal shootings of unarmed African Americans and people in mental health crises; jury verdicts and legal settlements over cases of police bias; and the cultural or contractual inability of Portland Police to hold officers accountable for a wide range of transgressions, from racist statements to dangerous behavior. The rift between many Portlanders and the police force goes far deeper than Niiya's texts, as last Thursday's listening session, which devolved into shouting, confrontation and chaos, showed too well.

But that's where leadership comes in. Or where it should have come in when the texts were first revealed.

Mayor Ted Wheeler, as police commissioner, should have explained how police officers routinely seek to develop a rapport with people from all corners of the city as part of community policing. He could have urged patience as additional public records releases have shown Niiya's friendly texts to protest organizers from across the political spectrum. He could have reviewed the police reports Niiya filed that show the lieutenant's goal of keeping the public safe while allowing people to exercise their rights to protest. And finally, he could have talked with his own senior policy advisor who, as *The Oregonian/OregonLive's* Maxine Bernstein reported, repeatedly pressed Niiya to update him on Gibson's plans — a task that required Niiya to maintain a relationship with Gibson to fulfill. Instead, Wheeler called the texts “disturbing” and said they contribute to distrust of police. City Commissioners Jo Ann Hardesty and Chloe Eudaly also jumped in the fray to criticize the texts and conclude that police officers are collaborating with white supremacists.

Effective leaders seek to defuse explosive situations by providing facts, context and a measured response that recognizes the complexity and sensitivity of the underlying issues. But with their rhetoric, Wheeler, Hardesty and Eudaly simply turned up the heat, deepening the rift and making it even harder for Police Chief Danielle Outlaw to repair the police bureau's relationship with the community.

Unfortunately, leadership doesn't seem to be on Wheeler's, Hardesty's and Eudaly's agenda. Playing to the crowd is.

The Portland Tribune

Pace of ADU Development Down by Half in Portland

By Steve Law

February 22, 2019

Fewer people seek permits for accessory dwelling units since lucrative fee waiver was made permanent.

Go figure.

Ever since the city of Portland granted a permanent fee waiver to those building accessory dwelling units — shaving costs \$14,000 to \$19,000 — the pace of new development has been cut in half.

Kol Peterson, a consultant who helps people build accessory dwelling units or ADUs, calculated that the city issued 59 new such building permits per month in the year and a half before a

temporary waiver of systems development charges was made permanent on Aug. 1. In the next five months, that fell to 24 permits per month.

He predicts construction of accessory dwelling units will fall in half this year to around 300, compared to 600 per year the past three years.

The consultant, who co-edits the Accessory Dwellings blog and released a book on such units last year, traces the decline to two factors.

Many Portlanders were trying to rush their projects before a temporary fee waiver expired in August. Then, when the City Council agreed to make the fee waiver permanent, some people balked because of a new restriction: the fee waiver is no longer available for those who use their accessory dwelling units for Airbnb-style short-term rentals, at least for the first 10 years.

The slowdown is noticeable, Peterson said, as many architects and designers specializing in such units suddenly have more time on their hands.

But the slowdown might not last long.

City planners calculate that the development rate of accessory dwelling units will double, back to around 600 a year, if the city adopts the Residential Infill Plan as currently proposed.

That plan will allow people to build at least two such units on a typical city lot, one freestanding one in their yard and one in a basement, attic, garage or other internal space.

"Six hundred a year is actually a really good clip for Portland," Peterson said. "Who knows, maybe it will be more than that."

In addition, some companies are pioneering the use of prefabricated units that are being sited on peoples' lots in Portland, which can cut the costs and boost the pace of development. And lenders, led by Umpqua Bank, are devising better ways to help people finance construction of accessory dwelling units on their own land.

Under city rules, such units can be no more than 800 square feet, and don't require extra parking or separate sewer, water and electric connections. Those factors, plus the fee waiver, tend to lower residents' costs when they want to add such a unit. The fact that they already own the land also saves a significant chunk of money compared to building a house on a separate lot.

Outside of Portland and Bend, there's been relatively little accessory dwelling units development lately in other cities around the state, Peterson said. Despite a 2017 law passed by the Legislature aimed at removing barriers to construction, most metro-area cities, aside from Tigard, have balked at loosening up their rules, Peterson said. Some of those rules, such as one requiring new off-street parking for accessory dwelling units and requiring the owner to live in the units, have served as "poison pills" that keep the trend largely limited to Portland and Bend, he said.

Though it's gotten little attention, a provision in House Speaker Tina Kotek's proposal, House Bill 2001, would bar some of those provisions.

If that passes, Oregon might see a surge in accessory dwelling units construction in other cities facing housing affordability crunches.

Who's building what?

Here's a snapshot of the 1,248 accessory dwelling unit projects the city of Portland authorized in 2017 and 2018:

- 529 of the units are for detached new construction.

- 131 units are additions to existing structures, such as adding a story above a garage, house-lifts, basement expansions, or other bump-outs from the primary dwelling.
- 142 units are conversions of existing garages.
- 264 units are conversions of basement or other spaces attached to existing homes.
- 28 are existing unpermitted units that owners are trying to legalize; those are in basements, garages or above garages.
- If past patterns hold true, 85 percent of the 1,248 permit holders from 2017 & 2018 will actually complete their ADUs, giving Portland roughly 2,900 permitted ADUs on the ground by 2020.

Andrea Durbin Named to Lead Portland Bureau of Planning and Sustainability

*By Steve Law
February 22, 2019*

Mayor Ted Wheeler taps the head of the Oregon Environmental Council, which is active on a state level, for the post at City Hall.

Andrea Durbin, the longtime head of the Oregon Environmental Council, will be the new director of the Portland Bureau of Planning and Sustainability.

Mayor Ted Wheeler announced Durbin's hiring on Friday, Feb. 22.

Durbin has been the executive director of the Oregon Environmental Council since 2006. Before that, she was a consultant, advising clients in the financial sector on their environmental and social standards for international lending. Earlier, Durbin was a national campaign director for Greenpeace and an international program director for Friends of the Earth.

"We're at a pivotal point in this city," Durbin stated in a press release from the city. "As the local economy and population grows, we know our livability, affordability and quality of life are challenged."

Oregon Environmental Council is one of the most influential environmental advocacy groups in the state, working on issues ranging from climate change to food and transportation policy.

"Her leadership as the Oregon Environmental Council's executive director resulted in real progress as we fight to combat the realities of climate change," Wheeler stated in the news release. "I'm looking forward to seeing all that BPS will accomplish under her leadership."

The job has been vacant for several months since prior director Susan Anderson left after a lengthy career in the bureau.

Durbin starts her new post on April 18.

Grand Jury: Fatal Shooting of Andre Gladen Justified

February 22, 2019

Portland Police didn't act unlawfully in death of African-American, Multnomah County Grand Jury says

The Portland Police Bureau lawfully acted during the fatal shooting of an African-American man who knocked on a stranger's door in January, according to a Multnomah County Grand Jury.

Officer Consider Vosu shot 36-year-old Andre Gladen multiple times around 2 p.m. on Sunday, Jan. 6 in a home near Southeast 96th Avenue and Market Street.

Police say Gladen "refused to leave the property," and neighbors say a taser and a knife were involved.

Gladen was blind in one eye and had left an emergency room at Adventist Medical Center less than a hour before the incident began, according to OPB, the Tribune's news partner. Gladen had been treated schizophrenia at times and also was prescribed medication for bipolar disorder.

Multnomah County District Attorney Rod Underhill released no new information about the altercation during an announcement of the Grand Jury's decision Friday, Feb. 22.

"The grand jury's not true bill decision means they have determined no criminal prosecution is warranted, and that the use of deadly force by PPB Officer Consider Vosu was a lawful act of self-defense and/or defense of a third person, pursuant to Oregon law," according to a news release.

The Grand Jury returned what is formally known as a "not true" bill.

Willamette Week

Portland Transportation Bureau Plans to Build Streetcar Line to Forest Park

By Elise Herron

February 24, 2019

A document offers the most detailed picture yet of the planned new line.

Hiking the Wildwood Trail? Go by Streetcar.

The Portland Bureau of Transportation has released a new report showing how it will use a \$1 million federal grant awarded in December to study a 2.3-mile expansion into Slabtown to the edge of Forest Park.

The document, released as part of Portland's Streetcar Inc.'s annual report to City Council, offers the most detailed picture yet of the planned new line—including the tantalizing possibility that the line could take weekend adventurers to Macleay Park, an entrance to Forest Park's maze of rain-forest trails.

The streetcar extension will run through the northern part of Northwest Portland, through "24 acres of land poised for redevelopment," and end at the Montgomery Park building (and its new Adidas outlet store), with a spur to Northwest 27th Avenue, stopping three blocks east of Macleay Park.

"The neighborhood has hosted a world's fair, drawn crowds to the city's first professional baseball stadium, and served as the point of entry to Forest Park," PBOT's report reads. "Over that time, the area has become one of the most densely populated residential areas in Oregon."

The new route would fit into the Streetcar's current loop, serving portions of Portland's Central Eastside and extending across the Broadway Bridge to Grand and 7th Avenues.

Funding for studying the new line comes in the form of a \$1 million "transit-oriented development planning grant" from the Federal Transit Administration.

In order to expand streetcar service and frequency, PBOT has also purchased three new streetcars, which it says will come online in 2020.

The Portland Mercury

Andre Gladen's Family Met With Chief Outlaw and Mayor Wheeler. They Still Have Questions.

*By Alex Zielinski
February 22, 2019*

The family of Andre Gladen, the 36-year-old Black man fatally shot by a Portland officer on January 6, met with Portland's top officials this morning in hopes of answering the many questions surrounding Gladen's death. But the hour-and-a-half meeting with Mayor Ted Wheeler, Portland Police Chief Danielle Outlaw, Commander Mike Krantz, and City Attorney Tracey Reeve left the family's questions unresolved.

"The questions you have, we have as well," Andre's sister Donna Martin told reporters after the meeting. "We want to plant the seed."

Gladen, who was diagnosed with schizophrenia and was legally blind, was fatally shot by Officer Consider Vosu after a series of events ending in a scuffle during which, according to Vosu, Gladen pulled out a knife. According to witnesses, it was clear Gladen was suffering from a mental health crisis at the time of his death. Gladen's family rejects the narrative that Gladen ever possessed a knife, especially not the tactical knife found on the scene that's regularly used by police officers. A Multnomah County grand jury cleared Vosu of any criminal charges earlier today, ruling that Vosu had acted in self-defense.

Martin and four other family members traveled from Sacramento for the meeting. They wore matching white outfits to Portland City Hall, each emblazoned with Andre's name. Martin said her family is still anxious to know why officer Vosu was working solo the day he encountered Gladen, who the knife belongs to, and why Vosu didn't try harder to deescalate the situation before shooting Gladen.

"This happened to him because of lack of training," said Martin. "Andre was disabled. But, whether you see a disability or not, it shouldn't impact what officers do to you."

It seems family members know more about the details of Andre's case than the leaders they met with.

"I was surprised to hear they didn't know a lot of the information the family had," said Tim Volpert, one of the attorneys representing Andre's family.

Volpert said Wheeler and Outlaw were sympathetic to the family during the meeting, and acknowledged the systemic problems that accompany the country's high number of police shootings involving African Americans.

"They listened. They're operating in good faith," Volpert said.

It will take several weeks for the county to make Vosu's grand jury transcripts public—a resource that may help answer some of the family's questions. In the meantime, Volpert said he and fellow Gladen attorney Andrew Stroth are exploring the option of filing a wrongful death lawsuit against the city for Gladen's death.

Before leaving, a reporter asked Gladen's mother, Donna Gray, how she felt when leaving the meeting.

"Same way I went in," Gray replied. "Angry."

City Council Makes the Portland Clean Energy Fund Official

*By Blair Stenvick
February 22, 2019*

Last November, Portland voters passed a ballot measure to create the Portland Clean Energy Fund (PCEF). On Thursday, the Portland City Council voted to put the fund into official city code.

The PCEF establishes a one percent business tax on companies that annually make over a billion dollars nationally, and more than \$500,000 locally. That money will be used for environmentally-friendly job creation and sustainable building projects that will benefit low-income people and people of color. It passed with 65 percent of the vote in last year's election.

The measure was supported by a broad coalition of groups, including the Portland chapter of the NAACP, the Sierra Club, Coalition of Communities of Color, and others. As president of the Portland NAACP in the run-up to the 2018 election, Commissioner Jo Ann Hardesty championed the ballot measure.

"What we did was something that I've never seen happen before in Portland, and certainly not in Oregon," Hardesty said at Thursday's meeting, noting the diverse base of support the PCEF has. "And quite frankly, I don't think we've seen it anywhere else."

By passing two PCEF ordinances, the city council set the wheels in motion to hire four Bureau of Planning and Sustainability (BPS) staffers to oversee the fund, and to establish a nine-person PCEF grant committee.

According to Damon Motz-Storey, a spokesperson for the coalition behind the PCEF, there aren't any other programs like it that he knows of in the US—ones that marry sustainability, corporate responsibility and equity like the PCEF does—though it's similar to a national Green New Deal sponsored by Rep Alexandria Ocasio-Cortez.

"We don't really have any models to be basing our program off of, and that's kind of exciting," he told the Mercury. "This is potentially going to be a blueprint for other cities to adopt similar strategies. ... That's definitely on the forefront of our minds right now."

The PCEF grant committee will be responsible for allocating the funds, which PCEF backers say will equal at least \$30 million a year. It will include nine Portland residents, at least two of whom

will need to live east of 82nd Ave to ensure geographic diversity. Applicants' racial and socio-economic backgrounds will also be considered.

Corporations have a grace period this year while the fund is established, but Motz-Storey said they hope to open grant applications to organizations in early 2020.

This year's plan for the PCEF? "Have conversations in the city with groups that have never engaged in clean energy," says Motz-Storey, "and start having conversations with people asking, 'What are ways that your community could really benefit from this?'"

The Daily Journal of Commerce

City Studying Possibilities for Culinary Corridor

By Chuck Slothower

February 22, 2019

Portland planners searching for downtown space to host food carts are discovering it's not easy to replace a full block.

City officials are considering more than one location, and various configurations, for the proposed Culinary Corridor. Each would involve trade-offs.

Construction of the 35-story Block 216 tower, between Southwest Washington and Alder streets and Ninth and 10th avenues, is expected to begin as soon as this summer. More than 40 food carts remaining on the block will have to move elsewhere. The 460-foot-tall building will include a luxury hotel and residential and office space, and a food hall could line the ground floor along Southwest Ninth Avenue.

GBD Architects' tower design for developer Walt Bowen's BPM Real Estate received the Design Commission's approval in December.

To fill in the gap, food cart advocates have proposed creating a Culinary Corridor. Mayor Ted Wheeler has expressed support for the idea, and city staffers have been wrestling with where and how to move the food carts.

"At this point we're exploring the logistics and challenges of locating food carts in the right of way," said Dylan Rivera, spokesman for the Portland Bureau of Transportation.

On Thursday, representatives of PBOT and the city's Bureau of Planning and Sustainability and Bureau of Development Services briefed the Design Commission on early concepts for the Culinary Corridor. City staffers are expected to send to Wheeler this spring a memorandum with options.

The first location being considered is Southwest Ninth Avenue adjacent to O'Bryant Square, between Washington and Harvey Milk streets. The corridor could extend as far south as the SmartPark garage between Morrison and Yamhill streets. O'Bryant Square has been closed for nearly a year due to structural issues.

Another possibility is on Park Avenue between Oak and Burnside streets. Carts could be on the street in that area with minimal traffic disruption, and street closures on some blocks could be an option, city staffers said. Some blocks could lose on-street parking.

The city also has long-term plans for additional traffic signals on Burnside Street, including at Park Avenue, to ease pedestrian access across the thoroughfare.

Another option would place food carts on Ankeny Street north of the U.S. Bancorp Tower's parking garage.

Those areas are likely to have less foot traffic than Block 216, raising concerns about the Culinary Corridor's economic viability.

"I'm a little concerned you're looking at peripheral locations," Commissioner Don Vallaster said. "One of the reasons Block 216 works so well is it's right in the heart of downtown. You move down Burnside, there's not a whole lot going on around there."

Commission Chairwoman Julie Livingston said the carts need to be "set up for success" with good urban design.

Commissioner Sam Rodriguez expressed concern that lines of food carts could make a tunnel that would feel unsafe.

"I just think there are some safety issues," he said.

City officials have not approached neighboring property owners yet as the potential locations remain only conceptual options.

Rodriguez said some locations, such as a restaurant storefront, may not work for food carts.

"If I'm a property owner, and you put a bunch of food carts in front of my building, I'm not sure I'm going to want that," he said.

It's unclear how the Culinary Corridor would be overseen. The city could issue permits for the carts, or it could hire an operator via a request for proposals. The city is unlikely to act as a food-cart pod manager.

City officials are also considering carts' infrastructure needs.

"For a pilot to be successful, hard connections to sewer and water would be more pleasing and better for public health," PBOT staffer Matt Berkow said.

Increases Proposed for Some Portland Land Use Fees

By Sam Tenney

February 22, 2019

Portland's Bureau of Development Services is looking to raise Land Use Services Division fees in the wake of a marked reduction in the number of large commercial construction projects and a surge in bureau operating costs.

The fee increases are proposed to take effect April 1 at an average rate of 5 percent. They will affect charges associated with land use services, including land use reviews, early assistance services and plan checks. Most site development fees on land use reviews will also be increased.

A first reading of the ordinance was held Feb. 20, and a second reading is scheduled on the Feb. 27 council agenda.

Higher fees are necessary because of a decrease in construction activity and an increase in operating costs, Elshad Hajiyev, the BDS' senior business operations manager, told the Portland City Council on Wednesday.

"Overall, development activity has declined, contributing to lower revenue collections for the program," he said. "Specifically, the decline (is) in large multifamily construction."

The Land Use Services Division is funded entirely by fee revenues, and it had a healthy amount of financial reserves during the building boom of the past several years. The bureau has kept Land Use Services fees at the same rate for nearly five years, while the cost of providing services has increased due to cost of living adjustments, merit pay and PERS contribution increases, and an increase in pay associated with a new union contract.

As revenues have declined, the bureau has been forced to: draw from reserve funds that are now below minimum levels, keep positions vacant, eliminate spending on training and overtime, and, most recently, cut positions in the Land Use Services Division.

Though the fee increases will average about 5 percent, the costs of some services will remain the same and others will increase drastically. The sharpest surges in pricing will be for historic landmarks designations, which will jump from \$2,000 to \$4,000 for an individual property and from \$4,200 to \$9,200 for multiple properties and districts. Some adjustment reviews will increase in cost by 50 percent, and design advice requests will increase nearly 40 percent to \$3,500.

The fee increases, which are estimated to generate approximately \$700,000 per year in additional revenues, are supported by the bureau's Development Review Advisory Committee. Kimberly Tallant, manager of the Land Use Services Division, told the City Council that land use fees are minor in comparison with system development charges.

"The development community regularly tells us that they'd be willing to pay more if they could get faster service, because time is money," she said.

At the same time, Tallant said, with understanding that not everyone is able to pay more, fee waiver protocols are in place for low-income individuals and nonprofits that directly serve low-income individuals.

Relying on a funding source that is tied entirely to an industry cyclical in nature is a challenge, Tallant said. Maintaining a skilled workforce and delivering services through periods of massive layoffs followed by massive hiring and training hampers the bureau's ability to respond nimbly to quick changes in the building industry, she said.

"Those kinds of dramatic cycles will always leave us behind the curve, and unable to catch up," she said. "It's also hard on morale, and doesn't help us ... attract and retain great employees."

The Portland Business Journal

Longtime Green Leader Picked to Head Bureau of Planning and Sustainability

*By Pete Danko
February 22, 2019*

Andrea Durbin, executive director of the Oregon Environmental Council since 2006, is Mayor Ted Wheeler's pick to be the new director of the Portland Bureau of Planning and Sustainability.

BPS is charged with integrating climate action and other sustainability initiatives into the city's planning. The mayor, who oversees the bureau, highlighted climate change in announcing Durbin's selection Friday.

“Her leadership as the Oregon Environmental Council’s executive director resulted in real progress as we fight to combat the realities of climate change,” Wheeler said in a statement. “I’m looking forward to seeing all that BPS will accomplish under her leadership.”

Susan Anderson announced her resignation as BPS director last April after holding the post since 2009. She stayed on until October, when Wheeler named Chief Planner Joe Zehnder interim director. Durbin will start on April 18.

Under Durbin, the nonprofit Oregon Environmental Council helped launch Renew Oregon, the coalition that was instrumental in promoting what became the 2016 Coal to Clean bill, which boosted the state’s renewable energy mandate and moved its electric utilities away from coal. The OEC has also been one of the most persistent advocates for tighter regulation of diesel emissions in Oregon.

Here's Durbin's statement from the Mayor's Office announcement of her hiring:

“I am excited by the opportunity to lead the Bureau of Planning and Sustainability for the City of Portland. We’re at a pivotal point in this city. As the local economy and population grows, we know our livability, affordability and quality of life are challenged. I look forward to working with the Mayor, City Commissioners and the hard-working staff at BPS to help our city realize a healthier, more equitable and resilient community for all Portlanders.”

OPB

PPB Shooting Of Andre Gladen Found A 'Lawful Act Of Self-Defense'

*By Meerah Powell and Ericka Cruz Guevarra
February 22, 2019*

A Multnomah County grand jury has decided the use of deadly force by a Portland police officer that resulted in the death of Andre Gladen was a lawful act of self-defense.

Gladen, a 36-year-old African-American man who family members say suffered from schizophrenia, was visiting family in Portland in January when he was shot and killed by PPB Officer Consider Vosu.

The grand jury returned a “not true bill” decision Friday, determining that no criminal prosecution was necessary against Vosu. The decision comes just hours before Gladen’s family — including his two parents Sylvester Gladen and Donna Gray — were scheduled to meet with Portland Mayor Ted Wheeler and Police Chief Danielle Outlaw.

Vosu shot Gladen on Jan. 6 after responding to a report of a man who was not leaving a residence. Vosu arrived on scene to find Gladen inside a stranger’s home. Vosu used his Taser on the man and then shot him when Tasing failed to subdue him, according to a witness.

Family members confirmed to OPB in January that Gladen was at the Adventist Medical Center less than a mile away in the hours before he was killed. Why Gladen was at the hospital remains unclear, but raises questions about his mental state the day he was killed.

“We don’t know what was given to him at the hospital. All we know is he did not leave the same way he came in. When he left, he was without shoes; he was without a coat. He had a blanket and socks on,” said one of Andre’s sisters, Donna Martin. “He went on his own to get help and it sounds like he didn’t receive it there either.”

Family say Gladen suffered from schizophrenia, took medication for bipolar disorder and was blind in one eye. Andrew M. Stroth, a Chicago-based lawyer representing Gladen's family, said he believes Gladen may have been in the middle of a mental health crisis when he was killed.

Gladen's family has said they intend to sue the Police Bureau over the shooting death.

"As expected, the PPB officer who unjustifiably shot and killed Andre Gladen was not indicted on criminal charges. At this stage, the Gladen family will continue to fight for justice and truth," Stroth said.

"In the context of a police department that has been investigated by the Department of Justice and has a documented pattern and practice of using excessive force on individuals in mental crisis, we don't believe the narrative as stated by the officer. The family has lost a son, brother and father and it's tragic," he said.

Members of Gladen's family met with Mayor Ted Wheeler and Portland Police Bureau Chief Danielle Outlaw Friday to discuss memories of Andre and urge Portland to do better in its policing, specifically with people who have mental illnesses.

"[Wheeler and Outlaw] acknowledged that there are significant systemic problems that need to be solved," said Tim Volpert, local legal co-counsel for the family. "I think they've got the message that there's something really really wrong. The question is what's going to be done about it."

Along with Volpert, the Gladen family was joined by Stephanie Babb, the sister of Brian Babb, a man who was shot and killed by Eugene Police in 2015.

"I am trying to help the family walk through this because when your family member is killed by an authority that investigates themselves, you're left with a lot of questions," Babb said.

One of Andre's sisters, Rekenya Gladen, said the family will continue traveling to Portland from their home in Sacramento to speak with the community, and to make sure that Andre's story continues getting told.

"We don't want it to just stop because he's gone now. We need to get it out there to stop it from happening to other families, because if not, if we don't get together as one community and continue to fight the system that we're in now it's going to keep happening," Rekenya said.

Andre's sister Donna Martin reiterated the loss the Gladen family is feeling from Andre's death. She believes it's a lack of police training surrounding mental illness that led to her brother's shooting.

"This was not Andre. This happened to him because of the lack of training, the lack of de-escalation techniques that were performed on site," Martin said. "With the whole police brutality thing, for mental illness, the police should be the last person that responds."

Gladen's death marked the third time in nine months a Portland officer has shot and killed someone who appeared to be in the middle of a mental health crisis. Almost seven years ago, the U.S. Department of Justice found that the Portland Police Bureau engaged in a pattern and practice of force against people suffering from mental health crises.

Multnomah County grand juries have repeatedly exonerated officers for using deadly force while on duty, including in the October 2018 shooting of Patrick Kimmons, the shooting of a legally armed black man by two Portland State University campus police and the February 2017 death of an African-American teen.