

The Oregonian

Portland Street Response, homeless first responders, to start in 2020 after council OK's proposal

*By Molly Harbarger
November 21, 2019*

A new team of first responders will hit Portland's streets in 2020, focused on reducing the amount of contact police have with people who are homeless.

The City Council approved a pilot project that will pair a medic from the fire bureau and a crisis worker together to respond to 911 calls about a person or people lying in the street, yelling in a park or suspected of using drugs. The project, Portland Street Response, was led by new Commissioner Jo Ann Hardesty's office in response to an Oregonian/OregonLive analysis that found more than half of all arrests in Portland are of homeless people.

"This is a 'heart' response to the harm that's happening on our streets," Hardesty said at Thursday's City Council meeting. "It's a response that says, 'We can do better.'"

The initial pilot will be based on the 5-square-miles of Lents, where calls to 911 have risen 20% over the last few years.

Citywide, that number is 11%.

The Southeast Portland neighborhood was also chosen for its small size and diversity of residents.

Tremaine Clayton, one of Portland Fire & Rescue's two community health workers, will work with a yet-to-be-hired crisis worker. They will work out of a retrofitted SUV that the fire bureau already owns.

Together, their salaries and benefits would make up more than half of the \$500,000 allocated for the pilot at \$265,000.

Hardesty said that she hopes to add a second team to the pilot project halfway through 2020. Those two could also be an emergency medical services worker and a crisis counselor or they could be workers with another pair of skills. The proposal lists their combined partial-year salaries as \$93,000.

Clayton and the crisis worker would work 10 a.m. to 6 p.m. Monday through Friday to handle calls to the city's 911 or non-emergency line that don't involve weapons, suicide or violence toward other people.

The team could also initiate calls, show up in an outreach worker's role to connect a homeless person to services or act as a mental health worker, as dispatched through Multnomah County's crisis line. They also would respond if requested to join police or another first responder on a call.

Portland Police Chief Danielle Outlaw said she supports the program.

"There are many benefits for us specifically as it relates us to redirect our resources to the calls that really and truly need an officer there," Outlaw said Thursday. "And decrease the likelihood of the unintended consequence of criminalizing those who have not committed a crime."

Police union President Daryl Turner, however, released a statement Wednesday that blasted the project for not being a full solution to homelessness.

Turner indicated that he was worried financial resources could be diverted from police officers in the future and directed toward this new first responder agency.

However, he is one of few critics of Portland Street Response.

Homeless advocates helped craft the proposal. The idea was spurred by an editorial from Street Roots, the Portland nonprofit newspaper focused on problems faced by people living in poverty. Executive Director Kaia Sand called for an alternative method for helping homeless people who are in mental health or drug-related distress.

“We have a lot of pride in the fact that we’re sitting here today and you’ve taken us this far,” Sand said Thursday. “We hear a lot in the community that say we don’t have good options and there’s a lot of people who want good options.”

The pilot is loosely based on a 30-year-old Eugene program called CAHOOTS, which sends out two teams of two people at all hours of the day and night. The unit operates independently of any public safety agencies, other than receiving dispatches from the main 911 center.

CAHOOTS fields about 20% of calls that come in to 911 and the non-emergency line. Only about 10% of CAHOOTS responses require help from other public safety agencies.

City Council members were unanimously positive about the proposal. Commissioner Nick Fish was absent.

“This is a pilot program but it’s already a proven response and I have the utmost confidence we’re going to be back here talking about expanding it and how we’re going to find the funding,” Commissioner Chloe Eudaly said.

Fired Portland police recruiter who gave applicant questions for entry-level interview retains his certification

*By Maxine Bernstein
November 21, 2019*

A Portland police recruiter who was fired after he gave an applicant the questions and score sheets for an entry-level job interview and offered to have her share his hotel room to prepare for the exam engaged in gross misconduct and violated police moral fitness standards, a state police panel ruled Thursday.

But the panel also found that the misconduct by former Officer Timothy Evans did not warrant suspending or revoking his police certification.

Members of the Police Policy Committee of the state Board of Public Safety Standards and Training voted after hearing from Evans’ lawyer, who urged them to consider the officer’s actions through an “equity lens.”

Attorney Matthew Ellis said Evans’ actions were “misguided” but his “heart was in the right place.” Evans spent his career working to help diversify the police force and make sure the testing process wasn’t biased against people of color, Ellis said.

It was “clearly inappropriate,” the lawyer said, for Evans to give the applicant the questions for an oral board exam and Evans showed “poor judgment” in offering to share his hotel room.

“He did push it too far but the state needs officers like Officer Evans working to change the system from the inside,” Ellis told the committee, made up mostly of law enforcement officers. He argued that Evans shouldn’t face a lifetime revocation of his police certification.

Committee members agreed there were mitigating circumstances. Several noted that Evans likely was under great pressure from the Police Bureau to recruit people of color. They also said the record showed he has a lot of community support.

Citizen member Mark Rauch was one of two committee members who supported revoking Evans’ certification.

Rauch said Evans “clearly crossed the line” and engaged in “unethical” behavior that put “every other person at a disadvantage” taking the test, regardless of his desire to diversify the force.

“It’s grossly unfair,” Rauch said.

He added that Evans’ offer to a female applicant to share his hotel room in Los Angeles was “totally inappropriate ... that’s absolutely a no-brainer.”

Oregon State Police Superintendent Travis Hampton countered that the firing of Evans was appropriate and sufficient. Hampton said he didn’t condone Evans’ conduct, but said he could understand the pressure Evans may have felt to put a “thumb on the scales to at least encourage these applicants to make it through the finish line.”

Hampton said he also took into consideration Evans’ 23 years of service to the Portland bureau and support from the community.

Keizer Police Chief John Teague, committee chair, agreed that Evans’ firing was sufficient and the case didn’t require the board’s action. Yet Teague said the equity issue should never be used “as an excuse to put a thumb on the scale.”

Evans was fired May 10, 2018. Portland’s Police Review Board acknowledged that Evans had a "passion for helping women and underrepresented people" get hired by the police force, but found his actions represented a "significant misuse of authority," unethical behavior, a "willful disregard of police bureau values" and a "serious lack of integrity, ethics and character."

Evans told The Oregonian/OregonLive last fall that he offered to have the woman share his hotel room so she could take the exam in Los Angeles and be considered earlier for a vacancy, instead of waiting until the exam was offered in Portland later in the year.

He also said he didn’t think the woman could afford paying for a room. The woman didn’t accept his offer but did take the exam in Los Angeles. She passed the exams but was disqualified during the background inquiry.

According to state records, Evans remains inactive as an officer. He didn’t return a phone message seeking comment Thursday.

The Portland Tribune

Council approves Portland Street Response program

By KOIN 6 News

November 22, 2019

Portland Police Association President Daryl Turner was skeptical of the program, saying it is 'built on a false premise and preception that Portland police officers are ill-suited to address mental health and homelessness issues in a constructive and safe manner.'

The City of Portland is getting ready to launch a new kind of emergency response program that could help people in crisis.

The City Council approved the program, called Portland Street Response, on Thursday, Nov. 21.

The pilot project aims to find a more effective way to address the rise in 911 calls related to people experiencing homelessness or a mental health crisis. It will be based in Portland Fire & Rescue.

Instead of sending police officers, Portland Street Response will send an EMT and crisis worker to some mental health and homelessness-related calls.

Portland Street Responders will go to calls where a person doesn't have access to weapons, isn't suicidal or violent. They will be recommended for calls like people outside yelling or intoxicated people, among other issues.

Supporters of the project say it's a way to make the first responder system more effective, cut down on unnecessary arrests and help with the high number of 911 calls related to people experiencing homelessness or mental health crises.

The program is slated to begin in the spring of 2020 in the Lents Neighborhood.

Lents Park visitor Mandy Guth said the program is "a great idea."

"I think if police officers have pressing issues — these are pressing issues, too — but I think that it's great to have specific people for specific goals or calls," said Guth.

The effort is being led by Commissioner Jo Ann Hardesty and has been endorsed by hundreds of businesses, neighborhoods and individuals, according to recommendations released by Hardesty.

"Being homeless is not a crime, having a mental illness is not a crime, and addiction is not a crime. If there's no crime, we don't need law enforcement," said Commissioner Chloe Eudaly.

"Portland Street Response is a sea change in how we treat people in crisis—it will provide first responders who are equipped to deal with people experiencing behavioral health crises to deliver trauma-informed care and to connect individuals with desperately needed support and resources. I wholeheartedly endorse this vital program."

Portland Police Association President Daryl Turner was skeptical of the program, saying it is "built on a false premise and preception that Portland police officers are ill-suited to address mental health and homelessness issues in a constructive and safe manner."

In his statement, Turner said, "nothing could be further from the truth," and officers routinely resolve issues effectively.

He added that time will tell whether the \$500,000 pilot program will be a worthwhile investment.

Turner's statement goes on to say:

"Even if the Street Response program is a success, it's imperative that we continue to pave the way for PPB to successfully address the serious, ongoing livability issues in our neighborhoods. Our communities want clean and safe streets, neighborhoods, schools, and parks. It's what they deserve. To meet those needs, we must recruit and retain our highly trained and skilled officers. We must have enough officers to respond to and investigate gun crimes, property crimes, and person crimes. We must have a fully staffed and fully funded Police Bureau that has enough resources to meet our communities' needs. It's common-sense public safety."

The pilot program will be evaluated after 6 months.

Portland delays hearing on new density rules

By Jim Redden

November 21, 2019

Proposal would allow smaller, less-expensive housing in many residential neighborhoods.

Although it already has stretched on for more than four years, the City Council has pushed back its first public hearing on the Residential Infill Project intended to increase density in single-family neighborhoods.

The first hearing is now set for Jan. 15 instead Dec. 18. A council briefing, at which no public testimony will be allowed, is set for Wednesday, Dec. 11.

Since the project first began under former Mayor Charlie Hales in 2015, the Oregon Legislature has passed a law allowing up to four units on lots in single-family neighborhoods. Although the council may allow even more density, it is now following the Legislature's direction instead of leading the state.

Some of the current recommendation would create more density than now required by the state, however. For example, HB 2001, which was approved by the 2019 Oregon Legislature, requires that duplexes be allowed on practically every residential lot and up to four units be allowed in single-family areas. The council will consider allowing up to four units on practically every residential lot, and some council members have suggested the number increased to six.

Current project recommendations include:

- Increasing the range of permissible housing types (e.g., duplexes, triplexes, fourplexes and additional accessory dwelling units) in single-dwelling zones.
- Expanding the area in which these housing types would be allowed.
- Increasing maximum allowable building sizes for projects with affordable units.
- Removing minimum parking requirements and adding new garage design requirements.

The Portland Mercury

City Council Unanimously Approves Street Response Pilot Program

*By Alex Zielinski
November 21, 2019*

Portland City Council has approved a new pilot program created to address the growing number of low-level 911 calls that don't involve criminal activity.

The trial run for this new program, called Portland Street Response, will consist of two staff members—one, an emergency medical responder, the other, a crisis worker—and be limited to the Lents neighborhood. The duo will be dispatched by Portland 911 operators to respond to calls that don't require a police officer, like a non-violent mental health crisis, a report of someone camping on private property, or calls from people who need help accessing social services.

"It's a compassionate, and I believe better, way to respond to incidents involving the city's homeless and those experiencing mental health crises in our community," said Mayor Ted Wheeler, introducing the program at a Thursday afternoon council session.

Portland Street Response is a joint effort by Portland Fire and Rescue (PFR), Portland Police Bureau (PPB), Portland Bureau of Emergency Management (PBEM), and the Bureau of Emergency Communications (BOEC), with outside support from Street Roots and Portland State University. The pilot program, backed by \$500,000 in one-time funding from the city budget, is slated to begin in spring of 2020.

City Commissioner Jo Ann Hardesty, who Wheeler tasked with drafting the pilot plan, first unveiled the recommended plan on November 15. But Thursday's council meeting gave bureau staff an opportunity to share a few more details about the new program.

According to fire bureau analyst Robyn Burek, the group chose Lents as its trial neighborhood because of a well-documented need. In the past five years, Burek explained, the City of Portland has seen the total number of fire bureau calls increase by 11 percent. In Lents, however, those calls have grown by 20 percent.

"Lents is the perfect place to roll this out," Hardesty added, "because it has minimal community resources."

Lents is also home to a fringe neighborhood group called Lents Neighborhood Livability Association, which has been accused of routinely harassing the homeless and poking fun at people in mental health crises by posting their photos online.

While the intention of the final program is to run 24/7, Fire Chief Sarah Boone explained that the two-person pilot version will only run on weekdays from 10 am to 6 pm. Boone noted that the pilot staff will receive training from staff at Eugene's White Bird Clinic—a mental health nonprofit that's operated a program similar to Portland Street Response for decades.

BOEC Director Bob Cozzie told commissioners that it's unlikely the program will decrease the number of 911 calls—but said that Portland Street Response's work will give officers more time to focus on critical emergencies.

It's a needed relief. In the past year, nearly a quarter of all Portland 911 calls were about "unwanted persons," time-consuming encounters that pull officers away from responding to

actual crimes. During that same period of time, more than half of all arrests in Portland were of people identified as homeless.

"[Portland Street Response] is allowing us to redirect our resources to the calls that really, truly need a law enforcement officer there," said PPB Chief Danielle Outlaw. "I think this also decreases the likelihood of criminalizing those who have not committed a crime."

Outlaw said that staff with Hardesty's office visited each PPB precinct office to get officer feedback before drafting the pilot plan. She thanked several PPB officers who were involved in the work group behind the proposal.

"We are pleased to be a part of this pilot program," Outlaw said.

Not all officers are as eager to support the program. On Wednesday, Daryl Turner, the president of the Portland Police Association (PPB's union for rank-and-file officers) shared his skepticism in the program's purpose on the union's Facebook page.

"Time will tell whether this is a worthwhile, long-term investment," Turner wrote. "Even if the street response program is a success, it's imperative that we continue to pave the way for PPB to successfully address the serious, ongoing livability issues in our neighborhoods."

Turner has long accused City Hall for not doing enough to address the city's issues involving homelessness, substance abuse, and mental illness. He's chided Wheeler for placing "the burden of the homelessness solution on the Police Bureau's shoulders" without sufficient resources.

Yet, now confronted with a city-funded solution meant to free up officers' time, Turner appears unimpressed. Instead of applauding the promised relief, he took the proposal as an insult to his fellow officers—and a chance to ask for a bigger police budget.

"Part of the street response project is built on a false premise and perception that Portland police officers are ill-suited to address mental health and homelessness issues in a constructive and safe manner," Turner wrote. "Nothing could be further from the truth."

Wheeler came prepared to address these concerns at the Thursday meeting.

"I want to be very clear that there are people who are trained and highly effective in crisis intervention on both the fire bureau and police bureau," said Wheeler. "I don't want any of our firefighters or any police officers to think that this is a judgement on them. This is not about personnel. This is about refining a system so it better responds to the needs of the community."

The four commissioners present voted in favor of the Portland Street Response. Commissioner Amanda Fritz expressed slight concern about the program's future financing, but not enough to lose her vote. All commissioners praised the four bureaus for working together in a city government that can often leave departments feeling siloed.

"Well, look at what can happen when we bring everyone around the same table," said Commissioner Chloe Eudaly. "This is a pilot program, but it's already a proven response. I have the utmost confidence that in a year from now we'll be back here talking about expanding it."

The Portland Business Journal

Central City Concern plans new Old Town homeless housing project

*By Christina Williams
November 21, 2019*

A three-story Old Town building that has been operating as a single-room occupancy (SRO) hotel since the early 1900s will soon be razed to make way for a taller, more energy efficient model that will house services and homes for the chronically homeless.

Central City Concern was selected by the Portland Housing Bureau to develop a new version of the Westwind, whose residents are gradually being relocated to make way for the new building, with construction slated to start in December 2020.

The new building will have seven floors, 100 rental units and offices for property management and services including health, mental health, addiction and recovery and employment. Seventy-two of the units will be SRO rooms, which have their own half-bath but share facilities on the floor for showering and preparing food. The remaining 28 units will be studio apartments.

The majority of the SRO rooms will be reserved for individuals experiencing chronic homelessness and all of the remaining units will be dedicated low-income housing for those making 50 percent or less of the median household income.

The building at Northwest Sixth Avenue and Flanders Street in Old Town is the first to be funded by the Portland Housing Bond, which passed in 2016 and promised 1,300 units of affordable housing by 2023. The bond provides \$15 million for construction and will be supplemented by low-income housing tax credits of about \$11 million. Portland Housing Bureau is covering the cost of demolishing the old building, and Multnomah County is contributing \$579,000 to the project.

“As we’ve started to share the design with the community, what we’ve heard is what a huge improvement it will be,” said Mary-Rain O’Meara, director of real estate development for Central City Concern. “We’re trying to make the ground floor very open and welcoming and there will be a 3,000-square-foot courtyard on the second floor with a light well coming in. When you’re housing a population in recovery from traumatic living situations, these details are important.”

Rents at the next-generation Westwind building will be subsidized by vouchers issued by Home Forward and services provided by the city and county Joint Office of Supportive Services. NARA, the Native American Rehabilitation Association of the Northwest, will reserve 10 of the units expressly for Native Americans experiencing homelessness.

Works Progress Architecture and the Architecture Building Culture is the joint team of architects working on the project. Walsh Construction is the contractor, and Central City Concern is the developer.

The first floor of the building will have offices to manage the building, community rooms, and a public art space. But it will also feature up to 1,200 square feet of commercial space that the architects and developers are collecting feedback from neighbors about the greatest needs that could be met for that space.

“The idea is to do something that is mutually beneficial for the community,” said Adam Hostetler, architect on the project with Works Progress Architecture. “But it’s still early days.”

The project will pursue state energy tax credits for efficient design in addition to the solar tax credit for solar panels. O’Meara said all of Central City Concern’s new buildings have solar panels installed on the roof.

The SRO model for housing people transitioning from homelessness has been championed by Central City Concern, which manages some 1,600 housing units across the metro region including many SROs.

“That design typology is really complementary to the services we offer and the community we try to create,” O’Meara said. “It promotes people coming out of their rooms and engaging with others in the building.”

The Skanner

City Delays Decision on Role of Neighborhood Associations

*By Sandra Sorenson
November 21, 2019*

Efforts to de-emphasize the influence of Portland’s 95 formally recognized neighborhood associations may be given an extended timeline, under a resolution introduced last week.

Commissioner Chloe Eudaly proposed creating a workgroup of city bureau representatives to further explore how to support civic engagement among Portland’s marginalized and under-represented residents. The new timeline would include another cycle of recommendations and community feedback, extending the process to 2023.

“The resolution we’re presenting today provides a pathway forward while maintaining our commitment for a more inclusive and equitable future.”

The City Council’s Nov. 14 evening session was held at Self Enhancement, Inc. in order to accommodate the more than 60 members of the public who had signed up to give testimony. It is the latest chapter of what has proved to be a contentious process, with a number of community organizations supporting the removal of any mention of neighborhood associations from the 1974 code, and pushing for a more inclusive process of civic engagement. City officials point to a 2016 audit by the Office of Neighborhood Involvement that found renters, low-income residents, and residents of color were underrepresented in neighborhood associations across the city. Members of many neighborhood associations, meanwhile, are against what they see as a delegitimization of their groups, arguing that such associations are essential for place-based representation in a city served by an at-large council.

Battling inequity

The meeting began with invited testimony from a number of groups, including SEI, Portland Metro People’s Coalition, Oregon Food Bank, and the Disability Art and Culture Project. Many, like Moira Bowman of the Oregon Food Bank, characterized the proposed code change as an important step in battling systemic racism and inequality.

“It should not come as a shock that food insecurity rates are much higher for communities that have been historically excluded from Portland civic life, particularly communities of color and immigrant and refugee communities,” Bowman, director of advocacy and organizing at the

Oregon Food Bank, said. “The current code is one way in which our communities have been excluded by limiting access to civic processes and resources to groups that have not been representative of people struggling with economic insecurity and systemic racism.”

Bowman called the proposed code change language “inspiring.”

“It describes an inclusive city, an equitable city, a city where we all benefit from a robust and inclusive democracy,” she said.

Some neighborhood associations welcomed the extended code change timeline.

“It shows that the Office of Community & Civic Life are listening to some degree,” Kymberly Jeka, chair of the Humboldt Neighborhood Association, told The Skanner. “They’ve granted a three-year extension, and some neighborhood associations are pushing for a five-year extension. Five years with no changes might stifle opportunities for growth for the Northeast Coalition of Neighborhoods,” an umbrella group that includes her neighborhood association, “but three years is necessary for the transition.”

Jeka added, “The Humboldt Neighborhood Association would be thrilled to see more inclusive groups at the table on the neighborhood front, especially if they have a say in what City Council does that affects not just the neighborhoods, but the city as a whole.”

Neighborhood representation

But Amy Wilson, chair of the King Neighborhood Association, felt Eudaly’s proposal was a political stunt meant to buy her time to gain the support of her fellow commissioners.

She also felt the code change process had been “demonizing” of neighborhood associations.

Wilson said her association represents an area of the city hit hard by redlining and racial injustice, and that while remaining residents of color seemed largely let down and distrusting of city-level decision-making, the neighborhood association served as an on-the-ground advocate for them, often pushing back against what it viewed as harmful projects, like the proposed Lloyd to Woodlawn neighborhood greenway.

“They are trying to put a greenway through an area where most of the residents are African American and low-income,” Wilson said. “A greenway is one thing, share the road, we’re super happy with that. But what they want to do is put diverters that block access in and out. All the neighbors, that’s their access when they need to go to the grocery store or church. These are not wealthy people, these are Black people who somehow managed not to get displaced.

“If you don’t go into the neighborhoods where these decisions are actively impacting people, you are not doing the work.”

Wilson said that in knocking on doors and speaking with neighbors, she found that few were aware of the proposed traffic diverters. Her association assembled an organized pushback at Portland Bureau of Transportation meetings.

Wilson said that while she had no doubt some neighborhood associations are comprised by older White affluent members, many groups did important advocacy for their diverse neighbors.

“But to just then try to eradicate the entire system where there are neighborhoods like ours that are fighting so hard -- it doesn’t make any sense.

“It feels very wrong, and it makes the work we do so much harder,” she said.

Extended timeline

The city council will continue discussion of the proposed resolution at a future meeting, with the 35 people who signed up to testify being given priority during public comment.

Eudaly said the council would vote on the proposed resolution by mid-December.

“I wish that this was not as divisive as it has turned into,” Commissioner Jo Ann Hardesty said at the close of the meeting.

“It would be good to be thinking about how we build power for all people to hear their voice heard, rather than talking about whether or not somebody loses if somebody else gets power.”

She added, “I am looking for a solution that doesn’t disvalue any part of our community. It is my hope that whatever process we move forward will be a process that we can have neighborhood associations and people who represent community of color at the same table saying that they support the effort. I will not support anything that divides our community more. We have enough of that at the national level. We certainly don’t need to be doing that at the local level.”

OPB

Portland Officials Zero In On New Program For 911 Calls Involving People Experiencing Homelessness

By Rebecca Ellis

November 22, 2019

Portland officials are zeroing in on what a new program intended to respond to low-priority calls involving people experiencing homelessness will look like.

At a City Hall meeting Thursday, commissioners accepted recommendations on the new program, which aims to provide a more compassionate response to people in crisis as well as free up emergency responders for life-threatening calls. The unit is slated to start answering 911 calls in the spring of 2020.

The program, officially called the Portland Street Response, will be based in Southeast Portland’s Lents neighborhood, where the fire bureau says they’ve seen the number of calls swell in the last five years.

“Lents is the perfect place to roll out this pilot,” said City Commissioner Jo Ann Hardesty, who is spearheading the program and oversees the Portland Fire Bureau and the Bureau of Emergency Communications, two of the city agencies responsible for handling and answering 911 calls.

“There are minimal community resources available in Lents, and ... call volume has increased by 20%.”

For comparison, the volume of 911 calls citywide has increased by 11% in the same time period, according to Robyn Burek, an analyst with Portland Fire and Rescue.

The pilot will consist of an EMS specialist and a mental health professional. The unit will respond to calls Monday through Friday 10 a.m. to 6 p.m., which Fire Chief Sarah Boone said is the bureau’s peak time for the non-emergency calls they receive involving people living on the streets

The director of Portland's Bureau of Emergency Communication, Bob Cozzie, said the department is still designing training to help dispatchers identify what kind of calls are a good fit for the team and which ones are best left to police.

Cozzie said calls reporting someone in need of a welfare check, behaving erratically, or clearly under the influence of drugs and alcohol would likely go to the street response team. But they will not be dispatching the unit to any calls that could involve violence or someone considered suicidal.

Though the program is only supposed to last a year, Commissioner Chloe Eudaly said she was sure it will go citywide.

"This program is desperately needed and has been for decades," Eudaly said. "This is a pilot program but is already a proven response, and I have the utmost confidence that a year from now we'll be here talking about expanding it."