

January 30, 1986

Commissioner Gretchen Kafoury  
Board of County Commissioners  
Multnomah County  
1021 SW Fourth  
Portland, OR

Mayor J.E. "Bud" Clark  
City of Portland  
1220 SW Fifth  
Portland, OR

Dear Commissioner Kafoury and Mayor Clark

Be it remembered, that at a meeting of the Board of County Commissioners and the City Council of Portland held January 30, 1986, the following action was taken:

Public Hearing in the matter of a Joint Meeting )  
with the Portland City Council to discuss Mayor )  
Clark's 12 Point Plan for the Homeless as policy )  
including discussion of a Resolution in the mat- )  
ter of adopting Mayor Clark's Plan for the Home- )  
less as Policy )

Mayor Clark read read a statement regarding the proposed plan.

Daniel Steffey, Mayor's Office, reviewed the 12 point plan and presented the City staff report, and also indicated changes the joint committee recommends be made.

At this time public testimony was held and the following urged support for the plan:

Randy Roth, Pastor, added that the Plan has merit.

Susan Corey, Pacific Northwest Bell

Steve Newton.

Carol Stromberg, PACT, discussed the problems of the homeless, and said it is not only a problem of single men and women, but now affects families as well.

Dirkwin D. Armstrong

Judge Linda Bergman,

Mark Clay, N/NE Mental Health Clinic

Judy Bowen  
Peter Paulson  
Rod Augee, MCCA chairperson  
Lana Danner  
Katie Kadderly  
Richard Miscom, 7434 SE 35th, Oregon Alcohol & Drug

At this time, a five minute break was taken, after which the following testified in support of the proposed plan:

Craig Hayes  
Joe Van Haverbeke, Union Street area  
Bill Naito, 55 W. Burnside  
Bonnie Tinker  
Caroline Sullivan, NW Pilot Projects  
Frank Shields  
Michael Stoops, Baloney Joe's, added the problem of the homeless is accelerated because of the closure of several hotels in the Burnside area. He enumerated those hotels.

At this time, the matter was before the Board of Commissioners and the City Council for discussion. Staff responded to questions.

No action was taken on this matter at this time.

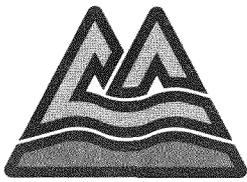
It was announced that a further hearing will be held jointly by the City Council and Board of Commissioners on April 3, 1986 at 9:30 A.M. in Room 602 of the County Courthouse.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By \_\_\_\_\_  
Jane McGarvin  
Clerk of the Board

JM/bj  
cc: Board of County Commissioners  
City Council  
County Executive



# MULTNOMAH COUNTY OREGON

MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
1021 SW FOURTH, ROOM 606  
PORTLAND OR 97204 248-3277

|         |                              |    |              |
|---------|------------------------------|----|--------------|
| TO      | DEPARTMENT HEADS             | AT |              |
|         | ELECTED OFFICIALS            |    |              |
| SUBJECT | MEETINGS ON JANUARY 30, 1986 |    | DATE         |
|         |                              |    | JAN 14, 1986 |

Please note for your planning of agenda items that on Thursday, January 30, at 9:30 A.M., the Board of Commissioners will be meeting at 9:30 with the Portland City Commissioners at the Portland Building Auditorium in a joint meeting on the Homeless. It is requested that if there are items to be placed on that agenda, if they can be held off for a week, that they not be placed on that agenda. If there is a need for a meeting to act on other County matters, that meeting will be held at 1:30 P.M. in Room 602 of the Courthouse.

Call me if you have any concerns.

PLEASE REPLY TO  SIGNED



Jane McGarvin, Clerk of the Board

00540.7

|      |        |
|------|--------|
| DATE | SIGNED |
|------|--------|

SEND PARTS 1 AND 3 WITH CARBONS INTACT - PART 3 WILL BE RETURNED WITH REPLY



1/30/86

# MULTNOMAH COUNTY OREGON

MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
1021 SW FOURTH, ROOM 606  
PORTLAND OR 97204 248-3277

|         |                                       |      |              |
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Call me if you have any concerns.

RETURN TO  SIGNED

*Jane McGarvin*

Jane McGarvin, Clerk of the Board

0054C.7

|      |        |
|------|--------|
| DATE | SIGNED |
|------|--------|

Draft 1-15-86

**RESOLUTION NO.**

WHEREAS, the Board of Commissioners of Multnomah County and the Council of the City of Portland met in joint session to consider the problems of homelessness in the community, and

WHEREAS, many in our community are homeless, and this population continues to grow, and

WHEREAS, this problem requires action from the several levels of government and other institutions in the community, and

WHEREAS, the Mayor of Portland has proposed a set of initiatives for the several levels of government and other institutions in the community with which to address the problems of the homeless, and

WHEREAS, those initiatives offer the opportunity for a comprehensive approach that will:

- a. Reach out to homeless people who need help in becoming part of the mainstream of community life,
- b. Be firm with those who do not adhere to the community standard,
- c. Create an environment in which business can flourish and major economic development agendas can be pursued, and

WHEREAS, implementation of the combined effort will result in:

- a. An opportunity for homeless people to become more independent and participate in the mainstream of community life,
- b. A more ordered environment conducive to commerce,
- c. A national reputation for being a community of innovation and compassion, and

WHEREAS, additional information is needed to determine costs and appropriate implementation strategies,

NOW, THEREFORE, the Portland City Council and the Multnomah County Board of Commissioners jointly adopt the Mayor's Plan for the Homeless as the policies of the City and

## RESOLUTION No.

County and directs the agencies identified therein to return to \_\_\_\_\_ by April 3, 1986 with the following information for the programs assigned to each within the Mayor's Plan for the Homeless:

1. The cost to operate program.
2. Revenue sources for each program.
3. Expected dates by which implementation can occur.
4. Legislative and administrative actions necessary for implementation.
5. Other information as appropriate.

Adopted by the Council,  
Mayor J.E. Bud Clark  
Dan Steffey:ts  
January 13, 1986

JEWEL LANSING  
Auditor of the City of Portland

By

## HOMELESS INITIATIVE

### COMPREHENSIVE PLANNING

#### Problem

As homelessness becomes more widespread in the community, governmental jurisdictions together with the voluntary private sector agencies seek to provide for the basic needs of the individuals and families who are homeless. Without a centralized point through which new policies and programs can be channelled to the public policy decision-makers' attempts to address the problems resulting from homelessness become confused and accountability for improvement becomes diffused.

#### Values

A coherent system through which proposals to deal with homelessness can be evaluated for presentation to local public policy-makers assure more considered action upon such proposals.

#### Policy

One group with representation from local government and private sector agencies should be designated to initiate proposals to deal effectively and efficiently with the problems of homelessness. This group should also be charged with evaluating proposals on which local government will be requested to act.

#### Program

Delegate to the City/County Emergency Basic Needs Committee responsibility for review of all proposals on which local government action will be requested. Seek consensus from service providers that endorsement of the Committee is valuable to any new program expansion, start-up, or major alteration.

#### Charge

To City/County Emergency Basic Needs Committee.

January 13, 1986

## HOMELESS INITIATIVE

### HOUSING

#### Problem

Two thousand people are homeless in Multnomah County. "Thrown away" street youth, "new poor" and battered women have joined the chronically mentally ill and the disaffiliated alcohol and drug dependent living on community streets, camping under ramps, and living in autos. While this population has multiple problems and needs comprehensive treatment, one need that must be addressed is shelter.

#### Values

Shelter is a basic human need. The community is a more orderly and satisfactory environment when everyone has a suitable place to sleep and tend to their personal needs.

#### Policy

Provide the opportunity for safe and decent housing for everyone in need.

#### Program

1. Designate one agency as basic housing programs coordinator. This agency will identify the proper organizations to perform the following:
  - a. Serve as central records center for housing inventory, i.e., vacant units, etc., for emergency, transitional, and permanent housing for all populations.
  - b. Development, implementation, and oversight of the unified voucher system.
  - c. Advocacy for retention/expansion of low income housing.
  - d. Explore and implement innovative housing programs, such as "Wichita Plan," shared housing, designated camping area, etc.

#### Charge

To \_\_\_\_\_.

January 13, 1986

## HOMELESS INITIATIVE

### MAN DOWN

#### Problem

Individuals incapacitated by alcohol are vulnerable to exposure, victimization, or accidents. Some are suffering from illness or injuries which may be masked by alcohol.

Police, Fire, Hooper Center outreach, and ambulance companies all expend resources to address this problem. The cost of the current system is estimated at \$1.2 million in tax dollars and perhaps that much in increased ambulance rates, inflated by cost shifts to pay for servicing this indigent population.

#### Values

No one should be left untreated on the streets of Portland.

#### Policy

Anyone "down" should be quickly assessed and triaged to appropriate care.

#### Program

1. Expand outreach efforts of Hooper Center by extending to 24-hour operation and increasing authority through deputization of staff to enforce public inebriate laws in the central city area.
2. Designate a first responder agency for the downtown core area to begin operation in coordination with #1 above by July 1, 1986. Options to be explored are: a) Portland Fire Bureau, b) Hooper Center, and c) contracting with a private ambulance company.

#### Charge

To Multnomah County Department of Human Services or Emergency Medical Services Policy Board (?).

January 13, 1986

## HOMELESS INITIATIVE

### ALCOHOL AND DRUG TREATMENT SYSTEM

#### Problem

The alcohol and drug treatment system lacks the capacity to assure appropriate treatment when it is needed. People are sobered, detoxified, and ready for longer-term care only to find they must wait for a vacancy in those programs. This often leads to having no place to go but back to the street, with the expected results.

#### Values

Society and chemically dependent individuals can benefit by a sufficient quantity and variety of programs to provide appropriate treatment services to break the dependency cycle.

#### Policy

Provide a system of treatment for chemically dependent people that is timely, effective, and appropriate.

#### Program

1. Develop sufficient programs and capacity to meet the needs of chemically dependent persons.
2. Install a system of incentives to break dependency, i.e. preferential treatment in housing, etc., for persons involved in treatment.
3. Seek additional funding dedicated to program expansion.

#### Charge

To Multnomah County Department of Human Services to define sufficient capacity to treat substance abuse in community, identify costs of operating such a program and the sources of revenue to finance the program.

To City of Portland Office of Intergovernmental Affairs to give priority to a legislative agenda which includes financing for expansion of substance abuse treatment capacity in the community.

January 13, 1986

## HOMELESS INITIATIVE

### INVOLUNTARY COMMITMENT

#### Problem

Currently, no legal authority exists to compel people with repeated voluntary or involuntary admissions to detoxification services to obtain ongoing treatment.

#### Values

Neither society nor individuals benefit from continuing to sober people unless the cycle of alcoholism can be broken.

#### Policy

Society has a right to compel chronic users of substance abuse detoxification services to obtain ongoing treatment.

#### Program

1. Advocate for changes in State law to be passed by the 1987 Legislative Session to provide for involuntary commitment for chronic detoxification service users, together with adequate State funding for treatment for those so committed.
2. Coordinate above actions with the State Mental Health Division Task Force on Civil Commitment of Mentally Ill Persons.

#### Charge

To City of Portland Office of Intergovernmental Affairs.

January 13, 1986

## HOMELESS INITIATIVE

### STREET SANITATION

#### Problem

The streets of the Burnside area do not conform to acceptable community sanitation standards due primarily to lack of public toilet facilities and a proliferation of sidewalk dumpsters.

#### Values

Clean streets help create a hospitable atmosphere conducive to improving the vitality of the Old Town neighborhood.

#### Policy

Provide safe and appropriate public toilet facilities in the downtown area and eliminate dumpsters from sidewalks.

#### Program

1. Establish programs that enhance street sanitation by:
  - a. increasing the availability of public toilets by examining the feasibility of locating "European-style" toilets in the downtown area and exploring costs of opening and placing attendants in the currently closed public restrooms;
  - b. hiring low income downtown residents for a limited period to regularly collect and transport trash to a central location for storage and transfer; and
  - c. developing a program of assistance for property owners/businesses to construct secure off-sidewalk alcoves within a finite time period after which on-sidewalk dumpsters would be banned.

#### Charge

To Portland Bureau of Environmental Services to develop toilets.

To Portland Department of Transportation to develop on-street dumpster elimination program.

January 13, 1986

## HOMELESS INITIATIVE

### JOBS

#### Problem

People who are homeless generally lack confidence, basic skills, or recent stable work history to seek and retain employment at even the beginning of the economic ladder.

#### Values

Anyone who is capable of working should have access to a job at the State minimum wage performing a needed service.

#### Policy

Encourage public and private initiatives to hire the most needy of our society, providing training and transitional employment when necessary.

#### Program

1. Encourage and assist Facilities Maintenance Employment Project with Association for Portland Progress and encourage other such employment initiatives.
2. Encourage private employers to reserve minimum wage jobs for people who need to grasp "the first rung of economic ladder."
3. Encourage pre-employment training and long-term transitional employment programs in sheltered setting.

#### Charge

To Portland and Mult/Wash Private Industry Councils to develop, promote, and support employment and training programs for the homeless.

January 13, 1986

## HOMELESS INITIATIVE

### CASE MANAGEMENT

#### Problem

Many homeless people lack sufficient knowledge, skill, or motivation to access the services necessary to maintain themselves in housing or treatment.

#### Values

People who are unable to cope with social systems to meet their needs should be assisted by an advocate/advisor.

#### Policy

People who need help should be located and assisted in accessing programs that provide helping services and case management.

#### Program

1. Identify existing case management services available from public and private sources in the community and correlate to unmet needs for such services.
2. Develop plan for a system to provide case management for everyone in need of such services, to track clients through that system, and to evaluate its effectiveness.
3. Seek funding for implementation of plan in #2 above from a variety of sources including local, state, and federal sources; grants, and contracts with private agencies.
4. Assure City and County cooperation in developing a proposal for submission to Robert Wood Johnson/Pew Memorial Trust regarding services for the homeless chronic mental ill.

#### Charge

To Multnomah County Department of Human Services.

January 13, 1986

## HOMELESS INITIATIVE

### POINT OF ACCESS TO SERVICES

#### Problem

Those needing services to meet basic needs are confronted with multiple agencies dispersed at various locations throughout the community. Often those who need these services lack sufficient knowledge, skill, motivation, and transportation to find and enter the appropriate service.

#### Values

People needing basic services should be able to access services at a multi-service center location. Several such multi-service centers are necessary.

#### Policy

Provide suitable locations and facilities for access to basic services in areas where public policies support such locations and facilities. Where possible, locate such facilities in conjunction with low-income housing. Stabilize a rational service delivery system and minimize space cost.

#### Program

1. Provide sufficient low cost, long-term space for program operation to assure providers of stable physical locations.
2. Assist in designing standards and policies to govern location and scope of program operations.

#### Charge

To City/County Emergency Basic Needs Committee.

January 13, 1986

## HOMELESS INITIATIVE

### STREET SAFETY

#### Problem

People entering the Central City are confronted by behavior and appearances they perceive to be threatening. Fear of crime limits citizen mobility and participation in community life.

#### Values

Diversity of lifestyle is healthy and interesting if one feels secure from harm.

#### Policy

Provide an environment in the Central City where people feel safe to interact with others who differ in lifestyle, age, race, socio-economic class, and appearance.

#### Program

1. Establish a pilot neighborhood team police unit in the North of Burnside area.
2. Seek funds to hire persons as unarmed police aides to serve as a visible reassurance that access to police protection is available.
3. Increase the number of outdoor public phones for 911 access.

#### Charge

To Portland Police Bureau

January 13, 1986

## HOMELESS INITIATIVE

### CHRONIC MENTAL ILLNESS TREATMENT

#### Problem

An estimated \_\_\_\_\_ percent of the community's homeless population is categorized as chronic mentally ill. Policies of de-institutionalization, predicated on delivery of services in the least restrictive environment, have proceeded without proper attention to providing adequate funding for community-based care. Additionally, inadequate attention has been paid to the recurrent need of some individuals, who often decline services, for periodic institutional commitment.

#### Values

Individuals suffering from chronic mental illness deserve adequate ongoing treatment of a type and in a location consistent with their present condition.

#### Policy

Provide adequate treatment services for chronic mentally ill individuals in an environment that is the least restrictive and most likely to protect the individual and others from harm.

#### Program

1. Define scope of program necessary to provide ongoing treatment of chronic mentally ill individuals, including extent of need for periodic institutional commitment as required to meet treatment needs.
2. Develop sufficient programs and capacity to meet the needs of chronic mentally ill persons.
3. Seek additional funding dedicated to program expansion.
4. Assure City and County cooperation in developing a proposal for submission to Robert Wood Johnson/Pew Memorial Trust regarding services for the homeless chronic mental ill.
5. Participate in State Mental Health Division Task Force on Civil Commitment of Mentally Ill Persons.

#### Charge

To Multnomah County Department of Human Services to define sufficient capacity to treat chronic mental illness of persons of the community, identify costs of operating such a program and the sources of revenue to finance the program.

To City of Portland Office of Intergovernmental Affairs to give priority to a legislative agenda which includes financing for expansion of programs for the chronic mentally ill.

January 13, 1986

## HOMELESS INITIATIVE

### PUBLIC PARTICIPATION

#### Problem

Inadequate public dialogue concerning policies and programs concerned with homelessness tends to polarize the community, preventing effective responses to the many problems presented by this population. Additionally, inadequate communication often results in inefficient utilization of resources.

#### Value

Open public discourse, conducted in an orderly process, produces policies and programs of higher quality and greater scope that are more responsive to the needs of the community.

#### Policy

Development of policies and programs to serve the homeless shall be developed in an open public forum and presented to policy makers for decision only through an orderly process.

#### Program

1. Convene a public forum to discuss and resolve the problems of homelessness and ways of mitigating the impact of this condition upon the homeless individuals and the residential and business neighborhoods of the community.
2. Coordinate the work of this forum with the City/County Emergency Basic Needs Committee.
3. Mandate participation in this forum by executive-level managers of all City and County operating bureaus and agencies as required by the work of the forum.

#### Charge

To City of Portland Office of the Mayor to convene and chair the public forum.

January 13, 1986

JOINT SESSION OF PORTLAND CITY COUNCIL  
AND MULTNOMAH COUNTY COMMISSION

9:30 - 9:35 I. Opening Remarks  
A. Mayor Bud Clark

9:35 - 9:45 II. Staff Report  
A. Dan Steffey  
B. Margaret Bax  
C. Ruth Roth

9:45 - 10:30 III. Public Testimony

**TEN MINUTE BREAK**

10:40 - 11:00 IV. Completion of Testimony

11:00 - 11:45 V. Discussion  
A. Council and Commission Members

11:45 - 11:55 VI. Closing Remarks  
A. Commissioner Gretchen Kafoury  
B. Mayor Bud Clark

11:55 VII. ADJOURN

- 2 Susan Corey
- 3 Steve Newton
- 4 Carol Stromberg
- 5 Dickwin D. Armstrong
- 7 Mark Day
- 8 Judy Bowen
- 9 Peter Paulson
- 10 Randy Roth
- 10 Rod Auger
- 11 Lana Danner
- 10 Judge Linda Bergman

- 12 Richard Miesom
- 14 Craig Hayes
- 15 Joe VanHaverbeke
- 16 Bill Naets
- Jim Atwood

- 17 Bonnie Tinker
- 19 Frank Shields

- 12 Katie Cater
- 18 Carolmie Sullivan
- 20 Michael Stoops

# Better use of tax dollars foreseen with city-county consolidation

By HARVEY AKESON

The prospect of mandated sewers for East Multnomah County and the wholesale annexation actions taking place raise an interesting question: Has the time finally come for city-county consolidation?

Consolidation would eliminate costly duplication of two governments, realize better use of tax dollars and promote planning for a uniform future for the Portland metropolitan area.

In the past, unincorporated areas of Multnomah County stood squarely against consolidation, fearing to lose their identities in a homogeneous morass of city-county government. And, up until recently, they enjoyed a high quality of urban services, directed to them but paid for by all county taxpayers.

Today, those advantages have evaporated, as east county areas are devoured by piecemeal annexation. This helter-skelter, hodgepodge absorption is depriving east county citizens of the freedom of choice they formerly guarded so zealously.

Once, Fire District 10 provided exemplary protection to the unincorporated county. Today, District 10 is being absorbed into Portland, creating definite problems with fire protection services. What will be the cost of fire services to east county taxpayers, or

*Harvey Akesson is a former legislator from east county.*

the small cities, when annexation is complete?

The sheriff's department formerly provided east county with excellent police services. Their disappearance and the specter of other urban services vanishing took form when county government decreed it could no longer afford them.

This created a government vacuum, and the cities of Portland and Gresham, eyes alight with dollar signs, are moving fast to gobble up all the unincorporated areas. The situation resembles an old-fashioned land rush, a disjointed, madcap race to swallow every loose unincorporated parcel. And the fears of east county residents about losing their identities are becoming fact.

The very absence of orderly consolidation is working against local self-determination. As piecemeal annexation takes random chunks of the county, the city of Portland, by its very mass, pulls the entire county in its wake. Many of those pulled in have virtually no say in their fate.

Voting representation becomes skewed. Those living in the unincorporated areas have one vote for one county commissioner and one vote for commission chairman. Their neighbor inside Portland exercises this same privilege, but the big difference is the additional opportunity to vote in elections for the mayor and the Portland City Council.

Effects of this two-to-one dominance show in attempts to deal with the cesspool problem in east county. The problem is being addressed by a sewer consortium of Portland, Gresham and Multnomah County, with the

state's Department of Environmental Quality having the final say. These officials seem committed to mandatory sewers, with inevitable heavy assessments against property owners for protecting Portland's groundwater supply. Yet the issue affects primarily the unincorporated areas in east county, which have a disproportionately small voice in proceedings.

Annexation does not eliminate that old devil of governmental duplication: two governments to feed, two sets of administrations to pay for and house. The question is, can we afford to maintain two government households or do we consolidate into one government? We support, among others, a city and a county auditor, and both a sheriff and police chief. Theoretically, we could see officials of duplicated services tripping over each other in the same hallways even after annexation is completed.

As the old arguments against consolidation lose validity, arguments in favor become more potent than ever.

A new vote on a city-county consolidation charter can be done in two ways: The quickest and most practical is for the Board of County Commissioners to move to create a representative city-county charter commission. In the other, a more cumbersome and time-consuming way, the people would exercise their right to petition for a vote on whether a charter commission should be appointed.

Merging of city and county is occurring anyway, by attrition — but without checks on duplication of services. Continuing piecemeal annexation simply forestalls orderly consolidation. And at present, there is no vote allowed by all the people on what happens to their futures. Annexation perpetuates two sets of bureaucracies governing the same areas and does nothing to prevent new duplication of city-county services in the future.

The impetus for city-county consolidation must come from east county people concerned with their futures, who want more expression in actions of what is now two separate governments. As the downtown power structure has failed to accomplish streamlined government reorganization, the people most affected must carry the ball. Citizens of east county must open the topic for discussion.

There will be doubts and difficulties. Local pride runs deep. What happens to Maywood Park, struggling for existence, surrounded by the city of Portland? What becomes of Fairview, or Troutdale, fighting to survive? With consolidation, the incorporated cities have freedom of choice, to stay as they are or to merge into the new government.

Big is not always better. But consolidation may be better than our present fragmented, scattered, confused authority. We — meaning all taxpayers — can benefit by a single effective, efficient government to replace the costly, senseless, directionless amalgam of governments afflicting the county today.

City-county consolidation, far from holding out gloom or perpetuating the present muddled mess, may well promise greater participation in government by citizens, as well as more control of decisions affecting them.

## Call more city-county meets

A taxpayer ought to stand up at the start of the rare joint session of Multnomah County and city of Portland commissioners next Thursday and applaud the potential for a cost-effective sorting out of who should deliver what public service.

Sadly, elected city and county leaders have not met together often. When they have, constructive work sometimes has stumbled over strong personalities and political egos. Certainly, the county's easing out of municipal services and the city's picking them up for the unincorporated midcounty area is one of the major successes of cooperation that should not go unnoted.

Next week, the joint session is to consider the plight of the homeless. Mayor Bud Clark is working out a 12-

point plan of action, but the county for many years has been involved in delivery of human services, a mission it is expected to attend even more closely as it phases out of municipal services. Thus, no plan of the city should go forward without a county commitment.

County Commissioner Gretchen Kafoury and City Commissioner Margaret Strachan particularly are to be credited with recognizing that and pursuing the joint session, along with a cooperative mayor and his staff.

Measurable progress in dealing with the homeless should encourage further joint meetings to deliver public services better and to end any duplication of effort between the two major local governments.

1-26-86 Oreg.

# City must trim services, too

Multnomah County, with limited resources for an enormous agenda of countywide public needs, wisely decided to get out of the urban-services business. The city of Portland, facing similar limits on its revenues, just as wisely must let go of some of its services.

A logical place to implement the division of labor would be planning for disaster response.

Not so strangely then, a citizens task force, appointed by the mayor and county executive to help define which services each government best could provide, said exactly that last month. However, rather than being excited about the prospect of ending duplication and gaining some funds for other necessary services, the response from the City Council was as unthinkingly turf-protecting as city officials accused most other governments of being in the early infighting over midcounty service agreements.

Does the City Council believe that only city fire and police personnel can handle disasters? Does the council believe that only city personnel can plan and deliver in emergencies? If so, it ought to consult with the Legislature, which in Oregon Revised Statutes 401.305 specifically requires counties—not cities—to establish emergency management agencies.

The Legislature did so because large-scale disasters, such as airline crashes, toxic spills, ice storms, floods and volcano eruptions, do not recognize city boundaries. They do not even recognize county lines, which supports regional planning for emergencies—something the three Portland-area counties already are working toward.

Multnomah County's planning encompasses four cities and the unincorporated area. Only Gresham and Portland insist on going their own ways.

Both city councils ought to read carefully the report of the urban-services task force. It points out, "Emergency management does not involve command of emergency service

responders such as police, fire and medical personnel that have the capability to respond to emergencies 24 hours a day. Emergency management programs engage in activities such as the preparation and coordination of emergency plans, the execution of disaster drills... training... and coordination of emergency services in times of hazards/emergencies."

There is not a lot of turf given up in that definition.

What would be given up, the citizens task force assumes, are the costs of operating three separate disaster-management planning programs, in Multnomah County, Portland and Gresham. Each, according to the task force, does "the same work and not always with optimum coordination." Thus, the issues here are not who does what so much as how many tax dollars will be spent and to what effectiveness.

A single emergency management system would best serve the citizens of Portland, Gresham, the county and the metropolitan area. And it should be worked out by the counties, allowing the cities to expend their efforts, and tax revenues, on other priorities.

■ **Portland and Multnomah County commissioners plan to assemble in an unusual combined session at 9:30 a.m. Thursday in the Portland Building auditorium to consider adoption of a new version of Mayor Bud Clark's 12-point plan for the homeless. The new version downplays a controversial point—a transient campground—and gives it a mere mention. Page D2**

■ **Oregon gained 15,800 people in a year and now has 58 percent of its total population living in incorporated areas, compared to 57 percent a year earlier. Portland added 7,500 people, mostly through annexations. Page C1**

## The metro area

■ **The Portland City Council will consider Wednesday whether to establish a central city-county committee to coordinate efforts of about 65 public and private social service agencies in Multnomah County. The proposal will be taken up by Multnomah County commissioners Thursday. A recent report by a city-county panel found that no single body oversees delivery of about \$1 million in services provided annually to the homeless and to other persons with fundamental emergency needs. Page B2**

By MICHAEL ROLLINS 1-16-86  
of The Oregonian staff

Dennis Buchanan, the Multnomah County executive, announced Wednesday morning that he wouldn't resign for the new post of chairman of the county commissioners or any other political office this year.

In announcing his intention not to run for a county position, Buchanan pointed to a number of accomplishments during his time as commissioner, from 1975 to 1982, and as county executive since then.

He said he was proudest of efforts to eliminate city services provided by the county.

Some 25,000 people and 5,000 acres have been annexed by Portland and Gresham in the last year, he said. Sixty sheriff's deputies, four county planners, eight county parks and an expanded sewer system also have been transferred, he said.

Government needs to continue this evaluation of service levels to further reduce duplication, he said, and state, regional, city and county governments all must work together to take greatest advantage of dwindling resources.

"That's the agenda for the next decade," he said. "It's an agenda we began to define."

On sensitive issues, there is a need "to clarify the problem and rise above the din of political bickering," Buchanan said.

Throughout the process of eliminating city services, Buchanan has faced strong opposition from a handful of midcounty activists. He said midcounty residents in general were "a maligned group... the victim of government structure" and change in that structure.

He said the annexation of midcounty to the city of Portland would finally provide that group with an outlet for government participation through the use of neighborhood groups. Moderate voices would mix with the activists to provide a broader spectrum of citizen participation, he said.

HARVEY AKESON  
PHONE 252-0512

# proposals on agenda

By RICHARD READ 1-24-86  
of The Oregonian staff

The Portland City Council plans to meet in a rare joint session with the Multnomah County commissioners next week to consider a new version of Mayor Bud Clark's 12-point plan for the homeless.

Clark's revised plan de-emphasizes the idea of a transient campground and adds initiatives to treat persons with chronic mental illness and to convene a public forum on the issue of homelessness.

J. Daniel Steffey, an assistant to Clark, said the commissioners' joint meeting—to be held at 9:30 a.m. Thursday in the Portland Building auditorium—would enable the elected officials to assign responsibility to both city and county agencies.

"It's more efficient for testimony, and it gives them a chance for some exchange," Steffey said.

City and county commissioners have held joint meetings only rarely over the years, said Dwight Wallis, city archivist.

Before the combined meeting, both the City Council and the county commissioners plan separately to act on a feature of Clark's revised plan calling for centralized coordination of county-wide efforts to assist the homeless and others in need of fundamental help. That initiative would establish an umbrella panel, called the City-County Emergency Basic Needs Committee, to coordinate efforts of about 65 public and private agencies.



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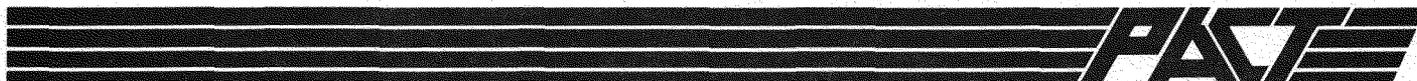
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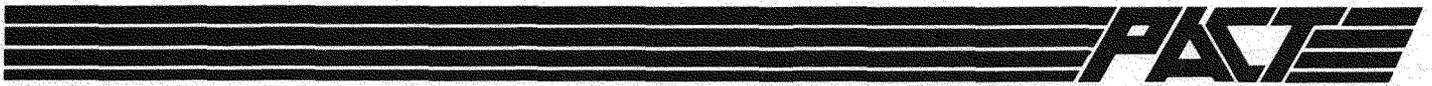
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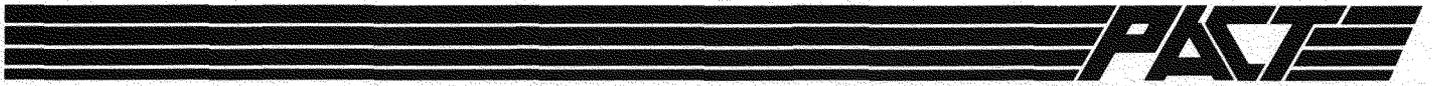
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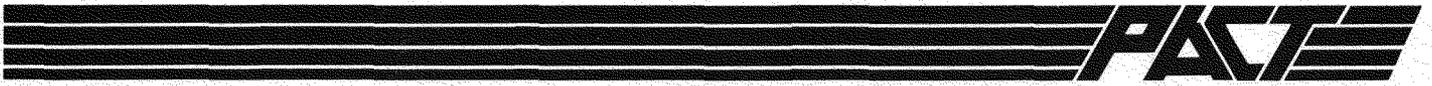
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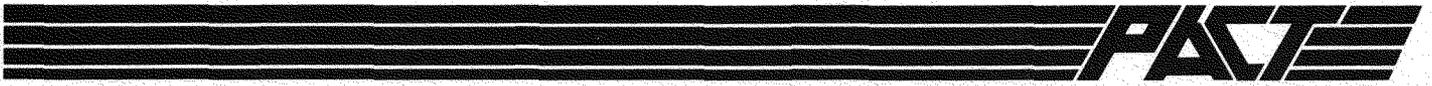
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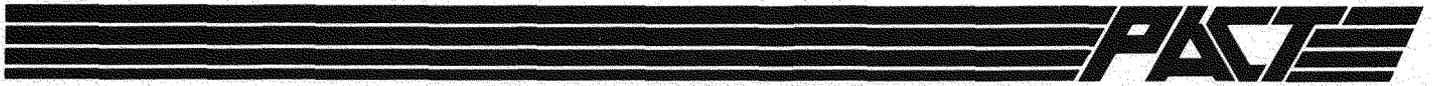
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# MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS  
ROOM 605, COUNTY COURTHOUSE  
1021 S.W. FOURTH AVENUE  
PORTLAND, OREGON 97204

PAULINE ANDERSON • District 1 • 248-5220  
GRETCHEN KAFOURY • District 2 • 248-5219  
CAROLINE MILLER • District 3 • 248-5217  
EARL BLUMENAUER • District 4 • 248-5218  
GORDON SHADBURNE • District 5 • 248-5213

AGENDA OF  
MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
FOR THE WEEK OF  
January 27 - 31, 1986

- Tuesday, January 28, 1986 - 9:30 A.M. - No Planning Items
- Tuesday, January 28, 1986 - 1:30 P.M. - Informal Meeting . . Page 1
- Thursday, January 30, 1986 - 9:30 A.M. - Formal. . . . . Page 2

Tuesday, January 28, 1986 - 1:30 P.M.  
Multnomah County Courthouse, Room 602  
1021 SW Fourth

### INFORMAL

- 1. Informal Review of Bids and Requests for Proposals:  
(none)
- 2. Presentation of Semi-Annual Report of the Citizen  
Involvement Committee - Ann Porter, Merlin Reynolds
- 3. Formal Agenda of January 30, 1986

Thursday, January 30, 1986, 9:30 A.M.

Portland Building 2nd Floor Auditorium  
1120 SW Fifth

Formal Agenda

Joint Meeting with the Portland City Council to discuss  
Mayor Clark's 12 Point Plan for the Homeless as policy. Public  
Hearing

(Includes discussion of Resolution in the matter of  
adopting Mayor Clark's Plan for the Homeless as Policy)

Reconvene at 1:30 P.M. in Room 602, Multnomah County  
Courthouse, 1021 SW Fourth

PUBLIC CONTRACT REVIEW BOARD

(Sitting as the Public Contract Review Board)

In the matter of an appeal by Joseph Prinz Construction to protest  
the award of Bid B61-100-0649, Clinics and Offices Remodel of J. K.  
Building to Rollins and Greene Builders

(Reconvene as the Board of County Commissioners)

12-09-85

## UNION STATION BUSINESS COMMUNITY ASSOCIATION

### BACKGROUND INFORMATION PACKET

This packet contains background information regarding the issues that are of concern to the Union Station Business Community and the Chinatown/Old Town historic district generally.

The packet has been put together quickly. It has been assembled for the purpose of focusing attention on issues of concern to this community. Although it has been prepared from a business and property owner perspective, it is not without concern for the social welfare of the neighborhood. However, lately those issues have had abundant attention in the media.

The packet is intended to raise questions and otherwise bring attention to the importance of improving the commercial and economic vitality of the Chinatown/Old Town historic district. It includes the following:

- I. SUMMARY OF UNION STATION BUSINESS COMMUNITY ASSOCIATION POSITION ON CURRENT ISSUES
- II. ANALYSIS OF MAYOR CLARK'S PLAN AS IT AFFECTS BUSINESS AND PROPERTY OWNERS LOCATED IN THE CHINATOWN/OLD TOWN HISTORIC DISTRICT.
- III. LETTER TO MAYOR CLARK REGARDING ACQUISITION OF THE BEAVER AND ESTATE HOTELS
- IV. STATEMENT ON PURCHASE OF THE ESTATE AND BEAVER HOTELS
- V. EXCERPTS OF PLANNING COMMISSION MEMBERS' COMMENTS REGARDING PURCHASE OF BEAVER AND ESTATE HOTELS, MINUTES, 11/12/85
- VI. OPTIONAL FACILITIES FOR LOW INCOME AND NO INCOME HOUSING
- VII. OPINION OF VALUE: BEAVER AND ESTATE HOTELS
- VII. CHINATOWN/OLD TOWN HISTORIC DISTRICT WIN-WIN LIST
- IX. CRIME STATISTICS FOR THE CHINATOWN/OLD TOWN NEIGHBORHOOD
- X. MISCELLANEOUS

## **SUMMARY OF UNION STATION BUSINESS COMMUNITY ASSOCIATION POSITION**

**It is the position of the Union Station Business Community Association that:**

- 1. Public policy decisions that are to be made affecting land use and the economic welfare of the Chinatown/Old Town historic district must not be made without the consultation and general consent of those affected by the decisions. Not only property values but jobs are at stake.**
- 2. Recognizing that the Chinatown/Old Town historic district has one of the city's highest per capita crime rates for homicides, assault and larceny. Police walking beats should be established for the explicit purpose of providing more aggressive law enforcement and a clear law enforcement presence. Matters of public safety must be given more serious attention in this city.**
- 3. The distribution, sale and use of alcohol in the Chinatown/Old Town historic district must be brought under better control. The current situation cultivates alcoholism and alcohol abuse among welfare dependent people. Alcohol licensees who cater welfare dependent, late-stage chronic alcoholics as a major feature of their alcohol sales should be eliminated.**
- 4. While maintaining and improving existing low income (as distinguished from no income) housing within the Chinatown/Old Town historic district, social service programs and shelter for homeless people should be palced outside of lthe historic district. Housing for all income levels, retail and professional office use should be encouraged.**
- 5. As a general principle, facilities housing social service programs should be leased, not purchased. Purchasing these facilities has the effect of making them permanent. That existing leased facilities are losing money is no reason for purchasing the facility.**
- 6. An anti-menancing ordinance similar to the one recently established in Seattle WA to deal with problems of panhandling and harassment of pedestrians should be passed.**
- 7. Specific steps should be taken for the explicit prupose of reversing Portland's reputation as a tolerant and comfortable city for transient and welfare dependent individuals.**
- 8. Existing public and private social service agencies should be required to better discipline and**

otherwise make a conscious effort to minimize the negative impact their clientele has within the community.

9. Efforts to romanticize and gloss over the harsh and tragic circumstance of people who are without a job and a secure place to live should be discontinued. That would include the "Hobo Parade," the crowning of the "Hobo King and Queen," and other similar activities.

10. Specific steps should be taken to minimize the overlap and duplication of social services by charitable and publicly funded agencies. The competition for scarce funds to serve the same clientele is an embarrassment as well as an inefficient way to provide welfare services.

ANALYSIS OF MAYOR CLARK'S PLAN AS IT AFFECTS BUSINESS AND PROPERTY OWNERS LOCATED IN  
THE CHINATOWN/OLD TOWN HISTORIC DISTRICT

Mayor Clark has developed a set of recommendations that are intended to help Portland's homeless. Although there is no doubt as to the sincerity of the mayor's proposals, there are large areas of disagreement concerning the effect of the recommendations upon the commercial and economic vitality of the Chinatown/Old Town historic district. Jobs are at stake. Similarly public safety is a major concern.

Business and property owners located in the Chinatown/Old Town historic district are nearly unanimous in their opinion that the mayor's recommendations, if implemented in their current form, would have a substantial negative effect on the commercial well-being of the area.

There is no disagreement as to the responsibility this city has for taking care of those who cannot take care of themselves. However, every proposal that is made for the purpose of helping "Portland's homeless" is not and should not be assumed to be beyond criticism. Nor does criticism of these proposals mean that there is opposition to advancing the general welfare of people who obviously need this community's compassion and help.

There is a desire to see improvements made. This is Portland's historic district. It merits serious and careful attention from a broad perspective other than that of social service interests exclusively. This neighborhood no longer deserves to be referred to and treated as a Skid Road. That was its recent past. The objective is to restore the memory of its origin, a time when people of diverse social and economic status lived, worked, and enjoyed themselves in this neighborhood harmoniously. Although homeless and welfare dependent people need help, that help should not be provided without concern for these other interests.

This analysis attempts to itemize the inadequacies of Mayor Clark's 12-point proposal for assisting Portland's homeless. The criticism is offered constructively. It is intended to better assure that those who need help get help while at the same time taking into consideration the impact that the provision of social welfare programs for dependent people can have on the commercial well-being of a neighborhood. This consideration is largely absent from the current proposal.

## STATUS QUO PROBLEMS ARE MAINTAINED

The major inadequacy of the mayor's proposal is that it assumes that the status quo problems of Chinatown/Old Town ought to remain centralized in the Chinatown/Old Town area. It contemplates maintaining and otherwise concentrating social services in the area. Specifically, more low and no income housing is to be provided; existing social service programs are to be concentrated here; European style "pissiors" are to be provided in lieu of attempting to deter people from urinating on the street.

Maintaining status quo problems is best summarized by the statement frequently made by proponents of the mayor's plan. They cite the importance of not "dispersing" the problems of the area, i.e., homeless street people and late-stage chronic alcoholics.

Proponents of the commercial welfare of the area resist this approach. While supporting the maintenance and improvement of low income housing and better management of existing social service programs, they are opposed to the addition of new programs concentrated exclusively within the Chinatown/Old Town historic district. They explicitly call for the dispersal of these programs.

## BUSINESS COMMUNITY LEFT OUT

Business and property owners located in Chinatown/Old Town have not been consulted in the preparation of the mayor's proposals. They need to be.

Second only to the fundamental objection stated above, this is the most glaring inadequacy of the plan. It has been designed by social service agency personnel who are now and will continue to be employed by the existing and new programs that are called for in the plan. The conflict of interest is blatant.

Recommendation #30 of the Mayor's Task Force on Alcoholism calls for the formation of a council of business and social service agency representatives to mediate the areas of conflict between the two. This is a minimum first step. However, the mediation council has not yet been established. Business and property owner interests must be given more attention regarding decisions that are made affecting this area. They should be brought into consultation on at least an equal basis to that afforded social service proponents. This has not occurred.

## BEAVER HOTEL

The mayor's proposal contemplates purchasing the Beaver Hotel with a combination of public and

private funds for the purpose of providing a centralized access point for services benefiting homeless and transient persons.

Although it might be advisable to centralize services for these people in one location, it should not be done in the Beaver Hotel; and whatever the location, it should not be permanent, i.e., purchased at public expense and thereby made permanent.

This is inadvisable for the following reasons:

- This is a land use question. If these services are to be centralized, they should be placed in a leased building with a lease term not exceeding five years. This avoids permanency.
- The Beaver Hotel is not the proper location for these services due to its immediate proximity to the train/bus transit center. This center was explicitly designed to avoid the type of social problems that tend to collect around urban transit facilities. It makes no sense to reverse that effort by intentionally centralizing social service programs immediately adjacent to the recently completed transit center.
- The Beaver Hotel is a multi-story building. The upper levels are to be used as SRO housing. This is unsafe in that it represents a fire hazard to the occupants, many of whom smoke and drink excessively and with little regard to the hazard this represents. (According to statistics compiled by the US Department of Health and Human Services, 83% of all fire fatalities and 62% of all burns involved alcohol use at the time of the accident. Furthermore, 53% of the fatalities and 23% of the burn victims were alcoholics.)
- This city is currently investigating the feasibility of creating a convention center. One of the two most probable locations is north of the new transit center. Purchase of the Beaver Hotel for centralization of social services in this location would be inadvisable.
- Glisan Street is a major east/west fire access route. The concentration of people that would be expected to surround the Beaver Hotel at various times during the day would risk blocking the fire access route.

There are alternatives that make much better sense both from the standpoint of acquisition cost\* and the cost to the immediate neighborhood and the community of Portland. Those alternatives would

\*Note: See separate analysis of the real market value of these two hotels as compared to the cash purchase price that has been negotiated by Portland Development Commission.

contemplate leasing rather than purchasing at a location away from the transit center and outside of the Chinatown/Old Town historic district. The other objections itemized above would be avoided. Construction of a one story, clear-span building on leased property is one option under consideration. Others will be offered.

#### ESTATE HOTEL

Although it is not formally a part of the mayor's proposal, there is a similar plan to acquire the Estate Hotel at NW Third and Couch. Both proposals were taken through the PDC and Planning Commission approval process as one. They are tentatively scheduled to go before City Council the first week of January.

The Estate Hotel would be purchased with a similar combination of public and private funds for the purpose of providing low income and no income SRO (Single Room Occupancy) subsidized housing and live-in alcoholism recovery assistance.

The same arguments that were made against the purchase of the Beaver Hotel apply here. It is a land use question. Purchase of the building makes its use permanent. This is inappropriate. These facilities should be leased, not purchased. Low income housing should be encouraged in this neighborhood. Subsidized, no income SRO housing should not be.

Additional problems include the following:

- The intersection of NW Third and Couch has long been the center for this neighborhood's most difficult problems. Alcohol and hard drug abuse, petty assaults, aggressive panhandling, litter and other more serious problems are common here.\* It is time to change this. Purchase of the Estate Hotel for this purpose would only serve to make these problems permanent.
  
- Drinking on the street is commonly accepted in this intersection. Laws prohibiting it are not enforced. The dense-pack of liquor outlets that cater street drinking encourage it. The most blatant - Maletis Brothers Grocery (recently changed to Old Town Grocery) - is located on the ground floor of the Estate Hotel.

\*NOTE: See separate crime statistice compilation for the Chinatown/Old Town Historic District.

The grocery was recently given a long term lease and by design of the acquisition proposal, will be looked to to subsidize the SRO housing above it. Subsidizing housing for low income and no income people, many of whom are chronic alcoholics, with revenues generated by a grocery that specializes in selling cheap alcohol to those same people is idiotic. There is no more tactful description for the concept.

--Again, this is a multi-story building. It is a fire hazard as SRO housing. The building is currently operated as an SRO facility. The City Fire Bureau records would substantiate this.

--The facility is currently operated by Central City Concern at a substantial loss. The fact that it is losing money as a leased SRO has been referenced as rational for purchasing the building. That is not a good reason for purchasing the building.

There appears to be ample SRO housing currently within the Chinatown/Old Town area. The majority of the city's existing facilities are concentrated in this area. If additional SRO housing is needed, it should be provided outside of this area; extreme care should be taken to avoid the multi-story fire hazard the Estate Hotel represents; and the facility should not be placed in the immediate vicinity let alone above alcohol outlets that cater welfare dependent, late stage chronic alcoholics.

#### DUMPSTER PROBLEM

Garbage dumpsters currently sit on the street throughout the Chinatown/Old Town area. They are in violation of existing ordinances governing street use. Although the cost of having garbage picked up on a more frequent basis has been cited as a reason for allowing this situation to continue, it is not an acceptable excuse in other parts of the city. The same costs apply for regular garbage pickup throughout the city. The ordinance should simply be enforced.

#### ALCOHOL AND DRUG ABUSE

Alcohol and hard drug abuse is blatant in the Chinatown/Old Town area. That is to say, drinking on the street is also common at all hours. Hard drug transactions and use on the street is also common and readily observed with casual attention.

However, there is grossly inadequate enforcement. The lack of jail space is but a part of the problem. There are other far less expensive solutions to these problems than providing more jail space and/or more drug and alcohol treatment programs.

Those solutions would include the following:

1. Recognize the fact that there are far too many liquor licensee in the Chinatown/Old Town area.
2. Recognize the fact that many of these licensees cater welfare dependent, late-stage chronic alcoholics as a major feature of their alcohol sales.
3. Recognize that continuing to license the outlets described per #2 above serves to cultivate problems of alcohol and drug abuse among welfare dependent people within a neighborhood where social service agencies that are presumably attempting to help these people are concentrated.
4. Recognize that this is a vicious circle - a dense-pack of alcoholic outlets catering a welfare dependent (and often criminal) clientele together with lax enforcement creates a greater concentration of alcoholics, an increased need for alcoholism counseling and recovery programs, and increased criminal activity.
5. Recognize that alcohol is involved in: assaults - 72% of offenders, 79% of victims; robberies - 72% of offenders; murder - 86% of offenders, 40 to 60% of victims; fire - 83% of all fire fatalities and 62% of burn victims. (Source: US Department of Health and Human Services.)
6. Take steps to eliminate these alcohol related problems in the Chinatown/Old Town historic district by, (a) better enforcement of the laws governing its use; (b) better enforcement of OLCC regulations regarding its sale; (c) elimination of those licensees who cater welfare dependent, late-stage chronic alcoholics as a major feature of their alcohol sales.

The cost of this city's current lax enforcement of the law regarding the use of alcohol in Chinatown/Old Town would be difficult to estimate. The detox program alone (which is actually a maintenance program, not a detox program) costs in excess of \$1 million. Police are a constant presence in the

area. Much of their time is spent dealing with problems created by inebriants. Fire and ambulance service are similarly involved. There is no reliable way to estimate the business - ie. lost revenue, actual businesses and jobs - that is driven out of the area by the constant presence of street side inebriants who hassle and otherwise offend persons visiting and shopping in the area.

Any proposal that is intended to deal with the problems of the Chinatown/Old Town historic district must focus attention on the problem of alcohol distribution/regulation, alcohol and drug abuse, and alcohol and drug addiction. These are three different although overlapping considerations. The mayor did appoint and has accepted the recommendations of the alcohol task force. However, the task force recommendations do not appear to be a part of his 12 point proposal. Some are coincidentally present. But more prominent are policies that the task force considered but rejected (public urinals, for example). Other recommendations of the task force are simply being ignored (using the existing procedure for involuntary commitment of mentally incapacitated people - alcoholism is recognized as a physically and mentally incapacitating illness - rather than merely attempting to pass legislation specific to alcoholism, for example).

#### AREAS OF AGREEMENT

There are areas of the mayor's proposal that merit support. The call for a social service plan that would more clearly define the need for services and the division of responsibility among agencies and jurisdictions, for example. Overlap and duplication of services could be avoided.

A more accurate assessment of the need for additional services is clearly needed. Recent press reports citing the presence of 3,000 to 6,000 homeless people in the Portland area have been attributed to social service agency personnel. There is no documentation for either figure. The figures are substantially different! A more accurate determination of the number of homeless and transient persons that need assistance is clearly needed. Additional money should not be spent without determining this.

Although the plan for a designated camping area is still formally a part of the proposal, it apparently is no longer under serious consideration. This is also encouraging. Similar plans have been attempted in other cities. They report that they simply do not work.

The plan to assign responsibility to one agency for responding to the "man down" problem is also good. It will be important to make certain the agency that is assigned the responsibility is also given ample resource to meet the responsibility and respond quickly.

The plan to establish a team of unarmed police aides on a pilot basis for the Chinatown/Oldtown historic district is encouraging. The teams would presumably be on foot. A more visible law enforcement presence could substantially reduce the petty problems and incidences of crime that this neighborhood currently suffers.

In sum, certain of the mayor's proposals do have merit. But consultation with a broader spectrum of interests beyond those of the social service community could result in further improvement. Important considerations are simply missing.

#### ADDITIONAL CONSIDERATIONS

The mayor's proposal evidences no explicit concern for the economic welfare of the Chinatown/Old Town historic district. This district has one of if not the highest business failure rates in the entire city. Jobs are being lost. This ultimately represents lost tax revenue to the city.

There is simply no real evidence of concern for the impact this otherwise extensive social welfare proposal will have on the economic welfare of the community.

Similarly public safety issues are given little attention. Certainly the plan to establish unarmed police aides on a pilot basis is a step in the right direction. But it is a small step for an area that has one of the highest per capita crime rates for murder, robbery, assault, burglary and larceny in the city. The crime rate in each of these areas is increasing significantly.

The fact is many of the welfare dependent people this proposal is intended to benefit are criminal. That is an unpleasant and seemingly provocative observation. But it is a fact that must be recognized and better addressed. For want of adequate jail space, this is an especially pressing concern for this neighborhood. It is an issue that requires serious attention that is not in this proposal.

December 6, 1985

The Honorable J.E. Bud Clark, Mayor  
Mayor's Office  
1120 S.W. Fifth Avenue  
Portland, OR 97204

Re: Union Station Business Community Association

Dear Mayor Clark:

I am the Acting President of the Union Station Business Community Association. The Association is comprised of business owners and property owners within the Union Station neighborhood and the Skidmore Oldtown neighborhood.

As you are aware, the Association and its members have appeared before the Portland Development Commission and the Planning Commission to express their strong concerns over the City's plan to amend the urban renewal plan so as to authorize the use of public funds to acquire the Beaver Hotel and the Estate Hotel for purposes of providing certain social services from these buildings.

When this matter was scheduled for hearing before the Portland Development Commission, we received no formal notification of the hearing and learned of it only through discussions with Portland Development Commission staff the week before the hearing. Obviously, with such short notice, we were very concerned about the lack of citizen involvement in this hearing process.

After the Portland Development Commission's hearing, we learned that Mr. Gallagher, allegedly from your office, had suggested a meeting between all interested parties in order to try to work out our differences rather than to fight them out through a hearings process. We readily agreed to such a proposal and were anxious to meet with all of the concerned parties in order to amicably resolve these important issues. Unfortunately, that meeting never occurred because we were advised certain individuals who were involved with this project preferred to go forward with the hearing before the Planning Commission, rather than to delay that hearing and have a meeting between all interested parties so as to discuss this proposal.

The Honorable J.E. Bud Clark  
December 6, 1985  
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Quite frankly, we are shocked that the City's attitude seems to be one of confrontation, rather than cooperation. We find it hard to believe that representatives of the City would prefer to argue these issues through a hearings process rather than to take the time to work together, in a cooperative fashion, to resolve our differing points of view.

We concur with you that the social problems of vagrants, street people, and others in need are very serious social issues, both for those individuals and for the neighborhoods they impact. We are the neighborhood that most directly deals with these problems on a day-to-day basis. We applaud you in your efforts to come to grips with these problems and we were very encouraged by the Report of the Mayor's Task Force on Downtown Alcoholism.

That Report, which we understand has the full support of your office and the City Council, provides for a number of very meaningful steps to help deal with these serious social problems. Included among those recommendations is recommendation number 30 which provides:

"The various Burnside/Oldtown merchants' associations and the area's social service agencies should form a joint council, designed to solve ongoing conflicts between the two groups. New and existing social service agencies shall be required to submit to that council a plan for avoiding conflict between the person seeking their services and business and merchants in the area."

The proposal to acquire the Estate and Beaver Hotels is precisely the kind of proposal that that recommendation covers. Under the terms of that recommendation, this proposal should be submitted to the "Joint Council" that recommendation number 30 calls for. At a minimum, recommendation number 30 requires that a proposal such as this be submitted to some form of cooperative negotiation between the affected business associations and the social service providers. All we are asking for is implementation of recommendation number 30.

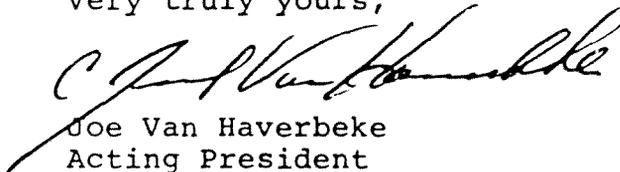
Despite the fact that we have asked for an opportunity to resolve the problems caused by this proposal, and despite the fact that recommendation number 30 of your own Task Force's Report requires such a process, we have received the following responses: first, virtually no notice or opportunity for citizen

The Honorable J.E. Bud Clark  
December 6, 1985  
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involvement before the Portland Development Commission hearing; second, a suggested meeting of all parties concerned never materialized because some of the individuals in the City preferred to speed ahead with the hearing before the Planning Commission; third, a Planning Commission hearing held within one week of the Portland Development Commission hearing, an apparent attempt to move this proposal along so fast that our group would not have time to affect the process; and, finally, a continuing apparent unwillingness on the part of the City to commence a negotiation process to resolve our concerns.

We hereby formally request that you follow recommendation number 30 and convene a joint council of affected business associations and social service agencies to work together on the proposed acquisition of the Beaver and Estate Hotels.

Very truly yours,



Joe Van Haverbeke  
Acting President  
Union Station Business  
Community Association

11

BUD: (LITE)  
IF POSSIBLE PLS. TRY TO ATTEND OUR  
1<sup>ST</sup> ANNUAL MEETING ON DEC. 10<sup>TH</sup> 5:30 PM  
AT THE N.W. NATURAL GAS AUDITORIUM A LOT  
OF YOUR FRIENDS WILL BE THERE.

"HOPE HOPE"



STATEMENT ON PURCHASE OF THE ESTATE AND BEAVER HOTELS  
November, 1985

We think it is inappropriate for the city to rush through dramatic action which could seriously and negatively impact the Skidmore/Old Town Historic District without extensive discussion with the businesses and property owners that will be most affected by this decision. Those discussions have not occurred.

We supported the Report of the Mayor's Task Force on Downtown Alcoholism, and are pleased that recognition of the "street people" problem is occurring. Of most importance is the commitment by the Mayor's office to support these efforts, particularly, Recommendation No. 30, which provided:

"The various Burnside/Old Town merchants associations and the area social service agencies should form a joint council, desiring to solve ongoing conflicts between the two groups. New and existing social service agencies should be required to submit to that council a plan for avoiding conflict between the person seeking their services and business and merchants in the area."

That recommendation is one of mutual cooperation, joint analysis, and careful planning. Yet, shortly after the submittal of that recommendation, we see that the action of the city is in direct conflict with that. That action is to propose the use of public funds to acquire the Beaver Hotel and the Estate Hotel as a site for homeless housing and alcohol treatment services. This has all occurred abruptly, without the kind of mutual cooperation and joint planning that the recommendation calls for. We urge that the recommendation be followed.

The proposal before you, if implemented, will mean nothing less than the permanent location of homeless, chemically dependent, and troubled people in the very midst of Skidmore/Old Town Historic Districts. With the investment of public funds in a location of these proposed services in our neighborhood, there will be almost an institutionalization of all of these people within this fragile and important sector of downtown Portland.

In light of the numerous private and public steps taken to revitalize this area over the last two decades, it is startling to believe that the city would now take action to assure that these troubled individuals would always be within this business district and would be concentrated within this business district. The argument that locating these social services within this district will keep transients, vagrants, chemically dependent people and others off the street simply does not make sense. Where will these people be when they are not within the Beaver Hotel and the Estate Hotel? The answer is obvious. They will be back out on the streets of our neighborhood.

We are not unsympathetic to the human needs involved here. However, we can assure you that this proposal would simply concentrate and reinforce the presence of these people in our neighborhood. The effect of that would be to severely damage what we have believed was a long-standing city policy of encouraging the revitalization of the Skidmore/Old Town areas.

We believe that the action here proposed violates a number of previously adopted city policies. The North of Burnside Land Use Policy, adopted by the Portland City Council on May 14, 1981, includes the following policy objectives which would be violated by this proposal:

1. One of the objectives in this City Council-adopted policy was the following: "Strengthen the Skidmore/Old Town District as a national landmark where the scale and flavor of old Portland can be preserved while encouraging a downtown area where small specialty retail shops and restaurants can thrive." Transients, vagrants and troubled people are not part of the "flavor of old town Portland." How can "small specialty retail shops and restaurants" be expected to thrive, as this policy provides, when this proposal would simply encourage and concentrate the very people that cause so many problems to these businesses?
2. The development policies in that report include the policy of encouraging the location of temporary housing, drop-in centers and social service facilities "outside the residential areas of the north part of the study area along N.W. Glisan or Flanders." That is not what is being proposed here for the Estate Hotel.
3. Another development policy is to "encourage medium density commercial development to link the Northwest Natural Gas site and the transportation facility area." How can this development policy be implemented by a proposal which would locate impediments to business development in the midst of this area? Indeed, the Beaver Hotel is directly across from the newly relocated Greyhound Bus depot!
4. Another policy is to promote a Chinatown special district and encourage "additional development of traditional commercial uses and special features appropriate to the district." This proposal is inconsistent with that policy.

The City Council also adopted a Supplemental Report to the North Burnside Report. That supplement included the following policy: "Encourage continued concentration of specialty retailing and restaurants in the Skidmore/Old Town and Yamhill Historic Districts, with special attention paid to the environment of these areas." The proposal before you will not encourage specialty retailing in restaurants, nor does it pay "special attention" to the environment of these areas as that policy requires.

The City Council, in July of 1982, adopted an implementation program for the North of Burnside study. That program listed a substantial number of public and private redevelopment activities that had occurred within this district. Reviewing that list, you will find extensive public and private commitment to the redevelopment of this area. The proposals for a new convention center--regardless of on which side of the Steel Bridge it is finally located--will have a major impact which needs to be considered. That program also went on to adopt policies in favor of preserving "low income" housing opportunities in this area and encouraging medium density commercial development throughout this area. The proposal before you violates both of these policies. Low income housing is not developed by locating no-income transients and troubled people in the midst of an area which is an important potential housing resource.

We believe that this action is essentially a land-use action in that it establishes the use of these two buildings. As a land-use action, we believe that it violates policies of the city's adopted comprehensive plan. First, Policy 2.11 provides that: "It is the policy of the city to expand the role of major established commercial centers and to strengthen these centers with retail office, service and labor intensive industrial activities which are compatible with the surrounding area." Unless you are willing to conclude that vagrants, transients, and similar people are compatible with the retail, office, housing, and commercial activities within our neighborhood, then you must conclude that this proposal violates this policy.

Second, Policy 5.5 provides that "the city shall assist in promoting retail, logging, office, residential and cultural opportunities and facilities in the central business district." Our neighborhood is within that district and has been considered an important commercial resource in downtown Portland. We do not believe that the proposal before you is consistent with that policy, for the proposal does not, in our judgment, assist in promoting the commercial activities and permanent housing which exist within our neighborhood.

We are not arguing that this serious problem should be ignored. We are not arguing that these people should be disbursed throughout the community or necessarily displaced to some other neighborhood, such as the eastside riverfront.

We are arguing that this action is the wrong action, for it would only concentrate and make permanent this serious social problem within the midst of our struggling business neighborhood.

We believe that Recommendation No. 30 of the Mayor's Task Force is the correct policy--that is, a well-thought-out coordinated approach to this problem involving the businesses and social service agencies. That has not occurred--and yet it certainly should before this action is taken. There are other alternatives, for example, industrial areas further north of our district and further west include a number of buildings that could be renovated to provide housing and social services. In these areas, there are few restaurants and retail activities. We are not stating that that alternative be adopted, rather we point to it only as an illustration of other alternatives that could be considered in addressing this problem.

After years of a public-private partnership in trying to redevelop the Skidmore/Old Town Districts, please do not centralize and make permanent this serious social problem within the midst of our neighborhood.

0421G/cc

-3 -

PLANNING COMMISSION COMMENTS  
ON THE ACQUISITION OF  
THE BEAVER AND ESTATE HOTELS

(Taken from Portland City Planning Commission meeting "Minutes--November 12, 1985," pages 18-20)

Though the vote was 4 in favor with one abstention to approve the amendment to the urban renewal plan, the commissioners' comments clearly question the advisability of the proposal.

Portland City Planning Commission  
Minutes--November 12, 1985  
Page 19.

Mr. Williams asked if people not participating in the Burnside Projects programs would be allowed to live in the Estate Hotel if it were acquired. Mr. Clay and several others answered affirmatively. Mr. Williams asked if the staff regarded the acquisition as a long-term program, given the commercial development that was occurring in the area. He thought it was only a matter of time before the homeless/transient and low-income populations would be pushed out of the area by development. Mr. Clay referred to the North of Burnside Study that envisioned a combination of uses--residential, business, social service--, in the area. Ms. Childs added that the City Council had made a policy commitment to maintain that mix of uses and populations.

Mr. Pfeiffer asked if there were a review scheduled for the North of Burnside Study, as the arguments seemed to focus on whether it was still a valid document. Mr. Clay said it was the sort of study that would be re-evaluated during the Central City planning process, which would include a social/human service goal element for discussion of the issues relevant to the neighborhood.

Mr. Soderstrom complained of the Commission's participation without the "ability to discuss the meat of the issues", given the narrow charge outlined in the staff report. Ms. Morris suggested that the Commission could send, with its recommendations to the City Council on the urban renewal plan amendment, a list of additional concerns or recommendations.

MOTION: Mr. Soderstrom moved adoption of the staff recommendation for approval of the amendment to the urban renewal plan. Mr. Williams seconded the motion.

Mr. Pfeiffer noted that his review of the North of Burnside Study policies agreed with staff's findings, and concurred that the ones discussed were the only ones relevant to the project. He suggested, however, that staff also discuss the comprehensive plan policies mentioned in the letter from the Union Station Business Community Association.

Mr. Soderstrom asked what limitations could be placed by PDC on the lease or transfer of ownership to the non-profit agency. Ms. Howard said PDC did intend to condition the transfer in order to protect the public interest by allowing re-purchase by the city, should it so desire. The details were still being worked out, and she did not know all the conditions that might be applied. If the City Council directed the PDC to look into such things as a restriction on the uses to which the hotels could be put, it would do so.

Mr. Pfeiffer asked how it was that the Beaver differed from the Estate enough that it could be located outside the area designated in the North of Burnside Study for low-income residential uses. Mr. Clay said its housing would be of a shorter-term, more transient nature. Ms. Childs added that the Beaver would include a center to provide services to Burnside area residents, and as such was an important part of the North of Burnside Study and implementation program. The Beaver would also provide short-term transitional or emergency housing of 30 to 90 days.

Mr. Pfeiffer felt the proposed amendment clearly met adopted city policy relevant to the acquisition of the hotels, as that was outlined in the North of Burnside Study. He did not think the proposals could be considered the mechanism to solve all the social service issues in the north of Burnside area, nor was that probably what was proposed. He asked that staff address the concerns of the Union Station Business Community Association before bringing the Commission's recommendation to the City Council. He suggested, too, that some method be proposed to condition the acquisition to address the concerns raised by the business association.

Mr. Baily thought there were "so many unresolved things" in the proposal that the Commission could not really vote one way or the other on the matter. He asked if the Commission could defer action.

Mr. MacColl favored the amendment, but agreed there were unresolved issues that had not been addressed. He was not sure the program would make "a great deal of improvement" in a bad situation, but felt the housing was clearly needed, as were more accessible social services in the area. He hoped the program would be the beginning of a way to try to address the problems of the residents of the neighborhood. There was a great need for the public and private sectors to work out a long-range creative program that could be a model for the United States.

The vote on the motion was: ayes--MacColl, Morris, Pfeiffer, Soderstrom, Williams; nays--none; abstentions--Baily. (Mr. Baily abstained because he did not think the issues had been clearly enough presented.)

Mr. Soderstrom recommended that the City Council look very closely at what he considered out-dated issues in terms of location of the Beaver Hotel. The situation in the area had changed substantially since 1981. In terms of housing and service consolidation, the Commission was making a much-needed recommendation, but the suggested location for a facility like the Beaver was different today than in 1981, and he did not think that was the place for such a use.

Mr. Williams thought it ironic that the transient hotel would be put right near the Greyhound Bus Station. Mr. Pfeiffer thought some of the broader questions would have to be resolved through the Central City Plan, before the specific land use questions were reviewed. He agreed, though, it was time to review the 1981 decisions.

12/5/85

OPTIONAL FACILITIES FOR LOW & NO INCOME HOUSING

THIS LIST PROVIDES ALTERNATIVES THAT THE CITY MIGHT CONSIDER IN LIEU OF THE TWO FACILITIES THAT ARE CURRENTLY UNDER CONSIDERATION. DUE TO THE PERMANANCY OF PUBLIC OWNERSHIP AND THE LAND USE QUESTIONS THAT ARISE, PURCHASE OF ANY BUILDINGS IS INAPPROPRIATE. LEASING IS THE CORRECT OPTION. THE TWO FACILITIES UNDER CONSIDERATION ARE LISTED FIRST.

-----PROPOSED ACQUISITIONS-----

(1) BEAVER HOTEL      NW 5TH & HOYT      3 STORY      30,000 SQ FT  
TX APR 1984-85      \$384,000.00      EST MKT VALUE \$300,000.00  
TX APR 1985-86      \$307,500.00      AVG OF LOCAL BROKERS

THE MARKET VALUE OF THIS BUILDING AS COMPARED TO SIMILAR BUILDINGS THAT HAVE CHANGED OWNERSHIP OR ARE FOR SALE IN THE IMMEDIATE AREA IS ESTIMATED TO BE \$300,000.00. HOWEVER, THE PURCHASE PRICE AS PER THE OPTION AGREEMENT NEGOTIATED BY THE PORTLAND DEVELOPMENT COMMISSION IS \$565,000.00. THIS PRICE IS COMPLETELY UNREASONABLE.

THERE ARE OTHER UNANSWERED QUESTIONS REGARDING THE COST OF RENOVATING THIS FIRE DAMAGED STRUCTURE. THE OBJECTIONS TO THE LOCATION ADJACENT TO THE NEW TRANSIT CENTER, THE FIRE HAZARD, STRUCTURAL PROBLEMS AND OTHERS ARE ITEMIZED ELSEWHERE.

(2) ESTATE HOTEL      NW 3RD & COUCH  
TAX APPR VALUE \$439,500.00      EST MKT VALUE \$350,000.00  
AVG OF LOCAL BROKERS

THE AGREED PURCHASE PRICE OF THIS BUILDING AT \$710,000.00, AS COMPARED TO THE ESTIMATED VALUE OF ONLY \$350,000.00, IS GROSSLY INFLATED. THE BUILDING HAS BEEN ON THE MARKET FOR MANY YEARS AND THE OWNER HAS NOT BEEN ABLE TO IDENTIFY A WILLING BUYER DUE TO HIS SENSE OF THE BUILDINGS VALUE. THE PURCHASE PRICE IS GROSSLY UNREASONABLE. THE SUBSTANTIVE OBJECTIONS REGARDING THE BUILDING'S LOCATION, THE GROUND FLOOR ALCOHOL OUTLET AND OTHERS ARE ITEMIZED ELSEWHERE.

-----COMPARABLES-----

COMPARABLE BUILDINGS SOLD OR OFFERED FOR SALE WITHIN THE AREA AND SALE OR ASKING PRICES.

(1) BROADMORE HOTEL      40,000 SQ FT      OFFERED AT \$300,000.00  
(2) ARLINGTON HOTEL      30,000 SQ FT      REPORTED SOLD AT  
1985-86 TX APPR \$325,500.00      \$350,000.00

-----ALTERNATE FACILITIES-----

THESE ALTERNATE FACILITIES ARE LISTED IN NO PARTICULAR ORDER OF PREFERENCE. IT IS SUGGESTED THAT THEY BE EXAMINED FOR THE USES CONTEMPLATED FOR THE BEAVER AND ESTATE HOTELS ON A LEASED BASIS OR, IF PURCHASED, ONLY UNDER TERMS THAT WOULD AVOID MAKING THE USE PERMANENT.

- (1) MCKESSON-ROBBINS BLDG      NW 14 & IRVING      164,000 SQ FT  
TAX APPR \$FORTHCOMING      ASKING PRICE \$1,250,000.00

10 STORY CONCRETE STRUCTURE-6000 SQ FT OFFICE-UPPER LEVELS W/10 FT CEILING HEIGHT-ENTIRE BLDG SPRINKLED AND HEATED.

COMMENTS: ADEQUATE SPACE FOR ALL AGENCIES IN CENTRALIZED FACILITY-VERY COST EFFECTIVE PER SQ FT.-LOW TENANT IMPROVEMENT COSTS.

- (2) HISTORIC BUILDINGS      N INTERSTATE & RUSSELL 31,916 SQ FT  
TAX APPR \$FORTHCOMING      ASKING PRICE \$235,000.00

(2) 3 STORY BRICK STRUCTURES-LAST USE WAS APARTMENTS ON THE TWO UPPER FLOORS AND COMMERCIAL ON LOWER FLOORS. ALSO INCLUDES 20,000 SQ FT VACANT LOT.

COMMENTS: LITTLE IF ANY RETAIL TRADE IN CLOSE PROXIMITY -ROOM FOR OUTSIDE CAMPING-SURROUNDED BY RAILROAD AND FREEWAY RAMPS-BALANCE OF THE BLOCK CONTAINS OTHER BUILDINGS THAT MAY BE ACQUIRED INCLUDING AN APARTMENT BUILDING THAT IS NOW PARTIALLY OCCUPIED.-THIS SITE WOULD PROBABLY BE THE LEAST OBJECTIONABLE.

- (3) PACIFIC INTERNATIONAL BUILDING      I-5 AT COLUMBIA RIVER

COMMENTS: COUNTY OWNED-NO IMPACT ON RETAIL TRADE-MORE THAN ADEQUATE SIZE-ALREADY COUNTY PROPERTY-REMOVES ALCOHOLICS FROM DETRIMENTAL ENVIRONMENT-HEATED & SPRINKLED.

- (4) MULTNOMAH COUNTY FARM      TROUTDALE, OREGON

COMMENTS: COUNTY OWNED-EXISTING FACILITY EASILY CONVERTED TO REQUIRED USE-THIS SITE ALSO WOULD REMOVE CHEMICALLY DEPENDENT INDIVIDUALS FROM A DOWNTOWN LOCATION TO A SITE MORE CONDUCTIVE TO REHABILITATION.

- (5) RAILWAY SHEDS      NW 11 & HOYT

COMMENTS: CURRENTLY PARTIALLY LEASED AT REPORTED RENTS OF \$0.03 PER SQ FT.

(6) SHAW SURGICAL            1035 NW 14TH            42,000 SQ FT  
TAX APPR-FORTHCOMING            ASKING PRICE \$795,000.00

COMMENTS: 3/4 CITY BLOCK AT WEST END OF LOVEJOY RAMP-  
15,000 SQ FT OFFICE SPACE-27,000 SQ FT OPEN-  
HEATED AND SPRINKLED-ADEQUATE SIZE-ONE STORY.

(7) FAIRVIEW HOSPITAL            FAIRVIEW, OREGON

COMMENTS: COUNTY OWNED-SUITABLE FOR REHABILITATED OR  
FAMILY TYPE HOUSING-LOW INCOME.

(8) HAMILTON HOTEL            1024 SW 3RD

COMMENTS:

(9) COMMERCIAL BUILDING            1115 NW 14TH            24,000 SQ FT  
TAX APPR-FORTHCOMING            ASKING PRICE \$600,000.00

COMMENTS: OPEN SPACE-24 FT CEILINGS-HEATED-SPRINKLED.

(10) CAMPBELL HOTEL            530 NW 23RD

COMMENTS:

(11) SHIP            MOORED IN WILLAMETTE RIVER

COMMENTS: NON-PERMANENT TYPE FACILITY-LIMITED ACCESS  
MIGHT ALLOW EASIER MAINTENANCE OF LAW & ORDER  
-CURRENTLY SEARCHING NW COASTAL AREA FOR  
POSSIBLE DONATION OF SUCH A VESSEL.

(12) NEW STRUCTURE--BUILT ON PUBLIC, LEASED OR DONATED LAND

COMMENTS: PROPOSED STRUCTURE SHOULD BE BUILT WITH CON-  
VERSION AT LATER DATE TO COMMERCIAL USE IN  
MIND-COULD BE BUILT BY PRIVATE ENTERPRISE AND  
LEASED TO CITY-CLEARSPAN INTERIOR WOULD ALLOW  
FOR BETTER SUPERVISION OF TENANTS-RELIABLE  
QUOTES FOR CONCRETE TILT-UP CONSTRUCTION OF  
THIS TYPE ARE \$15 TO \$20 PER SQ FT, INCLUDING  
BASIC HEATING AND SPRINKLERS.

This information is being assembled. It will be provided as soon as it is available.

12-02-85

### CHINATOWN/OLD TOWN HISTORIC DISTRICT WIN-WIN LIST

It has been suggested that the social problems of the Chinatown/Oldtown historic district cannot be solved unless the business community and the social service community make an effort to identify win-win solutions to these problems.

This is a listing of concepts and policy changes that would need to be accepted by the City of Portland in order to begin to solve some of the problems that currently afflict this neighborhood.

The list is made from a business perspective. It is suggested that adoption of the list would be in the best interest of all concerned, - the social service agencies, their clientel, the larger community as well as the Chinatown/Old Town business community. However, key representatives of the social service agencies have heretofore resisted certain of these concepts and policy changes but without making a clear explanation of their reasons for doing so.

#### I. THE CITY'S GENERAL WELFARE RESPONSIBILITY

There is absolute agreement that this city has a responsibility for helping those who are not capable of helping themselves. However, in providing this help, care must be taken to avoid cultivating a welfare dependent lifestyle, to avoid maintaining status quo problems, and to minimize the negative impact that dense concentrations of welfare dependent people can have on a community.

#### II. ELIMINATION OF CERTAIN LIQUOR LICENSEES

Liquor licensees who cater chronic alcoholics as a major feature of their alcohol sales in the Chinatown/Old Town historic district and throughout this city should be eliminated and otherwise placed under the most explicit City License Bureau and OLCC regulation possible.

There are seven (7) licensees in the Chinatown/Old Town historic district that would be target under this policy. (Two of those licensees are currently closed by OLCC action. However, both are attempting to reopen under presumably new management. Central City Concern supports the reopening of both.

### III: SEPARATE SOCIAL SERVICE PROGRAMS & SHELTER FACILITIES

While maintaining and improving existing low income (as distinguished from no income) housing within the Chinatown/Old Town historic district, social service programs and shelter for homeless people should be placed outside of the historic district. Housing for all income levels, retail and professional office use should be encouraged.

### IV: ESTABLISH POLICE WALKING BEATS

Recognizing that the Chinatown/Old Town historic district has one of the city's highest per capita crime rates for homicides, assault and larceny, police walking beats should be established for the explicit purpose of providing more aggressive law enforcement and a clear law enforcement presence.

### V. PASS AN ANTI-MENACING ORDINANCE

In order to deal with the problems of panhandling and harassment of pedestrians in the Chinatown/Old Town historic district and throughout the city, an anti-menacing ordinance similar to the one recently established in Seattle WA should be passed.

### VI: REVERSE PORTLAND'S "TRANSIENT TOLERANT" REPUTATION

Portland has a reputation for being tolerant and comfortable for transients. Transients say this; police in other cities have been reported to say this while asking/telling transients to leave their cities. An effort should be made to change this.

### VII: MINIMIZE NEGATIVE IMPACT OF WELFARE DEPENDENT CLIENTELE

Missions and social service agencies should be required to better discipline their clientele. Specifically, they should not allow their clientele to sleep at their storefront and to congregate and sleep at storefronts adjacent their facilities. They should routinely (daily) clean the trash and debris left by their clientele at their storefront and scattered to adjacent storefronts. In sum, missions and social service agencies should take more affirmative action to minimize the negative impact of their clientele within the community.

### VIII: DISCONTINUE ROMANTICISM OF "HOBO" LIFESTYLE

Efforts to romanticize and gloss over the harsh and tragic circumstance of people who are without a job and a secure place to live benefits no one. It does tend to encourage people - so called "hobos" - who are inclined to take irresponsible advantage of social welfare program benefits to do so. This should not be the purpose of this city's welfare program benefits. A primary example of this is the "Hobo Parade" and the crowning of the "Hobo King and Queen." This and similar activities should be discontinued.

UNION STATION BUSINESS COMMUNITY ASSOCIATION

CRIME STATISTICS

Five Year Comparison and Ten Month Total for 1985  
for the Chinatown/Old Town Neighborhood

| Year                      | 1980  | 1981  | 1982  | 1983  | 1984    | 1985<br>Jan-Oct | %'s** |
|---------------------------|-------|-------|-------|-------|---------|-----------------|-------|
| <u>Class I Crimes</u>     |       |       |       |       |         |                 |       |
| Murder                    | 2     | 5     | 4     | 2     | 5       | 11              | +39%  |
| Rape &<br>Sex Crimes      | 4     | 8     | 6     | 5     | 63      | 13              | +271% |
| Robbery                   | 45    | 157   | 137   | 115   | 131     | 164             | +11%  |
| Assault                   | 185   | 157   | 146   | 155   | 315     | 399             | +64%  |
| Burglary                  | 115   | 143   | 101   | 116   | 147     | 151             | +18%  |
| Larceny                   | 221   | 495   | 378   | 592   | 753     | 1,287           | +54%  |
| M.V.<br>Theft             | 12    | 42    | 29    | 35    | 50      | 78              | +49%  |
| Arson                     | NA    | 15    | 11    | 10    | 10      | 13              | -13%  |
| Total Class<br>I Crimes   | 584   | 1,012 | 916   | 1,030 | 1,474   | 2,116           | +47%  |
| Total Clas<br>II Crimes   | 352   | 1,607 | 1,797 | 1,928 | * 2,100 | *** 1,753       | +35%  |
| Total Class<br>III Crimes | 190   | 901   | 1,065 | 1,141 | * 1,200 | ***             | +33%  |
| Year Total<br>All Crimes  | 1,126 | 3,530 | 3,778 | 4,099 | 5,274   | 3,869           | +48%  |

\* Information was not available due to rezoning of police patrol districts. This figure is estimated based on an expected increase.

\*\* Percentage figure represents +/- increase in 1984 as compared to the 5 year average.

\*\*\* This number is a total of Class II and III crimes a break down was not available from the Police Department at this time.

This information was compiled from Portland Police Annual Reports.

X. MISCELLANEOUS

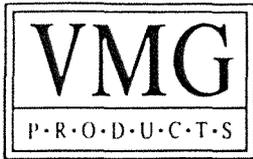
UNION STATION BUSINESS COMMUNITY ASSOCIATION

OFFICERS:

|                       |  |          |
|-----------------------|--|----------|
| PRESIDENT -           | JOE VAN HAVERBEKE<br>NORVAN INTER. LANDCASTLE LTD.<br>406 NW GLISAN  | 228-0222 |
| VICE PRESIDENT -      | LINDA AUSTIN<br>WESTERN INT'L PROPERTIES<br>618 NW GLISAN, SUITE 300 | 241-7498 |
| SECRETARY -           | ADELE NOFIELD<br>WILF'S AT UNION STATION                             | 223-0070 |
| RECORDING SECRETARY - | VASILIKI VLAHAKIS<br>33 NW SIXTH                                     | 222-4373 |
| TREASURER -           | JOHN PARSONS<br>PACIFIC SQUARE CORPORATION<br>220 NW SECOND          | 220-2588 |

COMMITTEE CHAIRMEN:

|                       |   |          |
|-----------------------|---|----------|
| BYLAWS -              | BLANCH SCHROEDER<br>PORTLAND CHAMBER OF COMMERCE<br>221 NW SECOND, ROOM 209 | 228-9411 |
| MEMBERSHIP -          | PAM VOORHIES<br>F. E. BENNETT CO.<br>333 NW FIFTH                           | 228-2321 |
| PUBLIC RELATIONS -    | JOHN PARSONS<br>PACIFIC SQUARE CORPORATION<br>220 NW SECOND                 | 220-2588 |
| TELEPHONE -           | JIM SEIBT<br>TRAILWAYS<br>500 NW BROADWAY                                   | 228-8571 |
| ALTERNATE SOLUTIONS - | JACK HAGGENMILLER<br>ANDERSON OREGON RENTAL<br>401 NW FOURTH                | 227-5521 |
| INCIDENT REPORTS -    | LOU WACHSMITH<br>OYSTER BAR RESTAURANT<br>208 SW ANKENY                     | 227-5906 |
| STATISTICS REPORTS -  | ANN LEE<br>EMERGENCY LOCKSMITHS<br>401 W BURNSIDE                           | 238-1616 |
| POSITION SUMMARY -    | LINDA AUSTIN<br>WESTERN INT'L PROPERTIES<br>618 NW GLISAN, SUITE 300        | 241-7498 |



P.O. Box 1736  
Vancouver, Washington 98668  
Phone: (206) 693-6688 Telex: 852315 VMG

October 15, 1985

Mr. Steve Heiser  
President  
Odyssey Productions, Inc.  
122 N.W. 3rd  
Portland, OR 97209

Dear Mr. Heiser:

I regret that we will no longer be patronizing your business. I enjoyed working with your company and the product delivered was satisfactory, but I do not wish to do business in your particular location.

The reason for disliking the locale of your business lies in the transient population that frequents that area. Some of our clients (who are mothers) needed to go to your company and did not like the location. They were afraid to bring their children down for auditions. Some others refused to go altogether.

I understand that there is a proposal to prohibit the sale of fortified wines in the Oldtown area and I can't think of anything that would be more helpful to solving this problem.

Again, I apologize that we will not be patronizing your business anymore. I hope you will have success with this matter in the future.

Sincerely,

David M. Pitassi  
Director of Marketing  
VMG Products

DMP:cs

# his free ride — on hobo express

By **SHELLEY McKEDY**  
*of The Oregonian staff*

The future is something Burnside's "Baby Tramp" never thinks about. Arthur R. Thaw, 18, has roamed Skid Road since he was 9.

Nicknamed Baby Tramp, Thaw established residency on the streets alongside scores of old rumped hobos when he was 13 and drew considerable attention to his meager existence from state officials who worried about the youth's lifestyle and future.

But the adult Thaw has learned to take care of himself. He now spends his days fishing for catfish, visiting friends and digging on the banks of the Willamette to chisel out a flat surface he can call home in the coming winter.

"It's kinda nice here. You don't have to pay taxes. You're more free," said the blue-eyed vagrant.

Thaw's passion is catching freight trains, a trick he learned from railroad workers he helped out when he was a teen-ager.

"Freight trains — that's my hobby," he said, enthusiastically. "I'm pretty good at jumpin' trains. I've never missed."

Michael A. Stoops, chairman of the Burnside Community Council, a community agency serving the Burnside area, said he's known Thaw for seven years.

"Arthur is well-liked and well-respected. He can take care of himself and he has a number of people that look out for him."

Stoops said that when Thaw came

to Skid Road, "we didn't want to publicize the fact that we had a boy hobo living on Burnside. That romanticizes what in reality is a real hard life."

Thaw said he had just returned from a train trip to Vancouver, British Columbia, last week. He enjoyed his one-night stay in Canada, he said, despite his lack of funds. "You gotta have money up there. They don't like you freeloading."

Although he lives from "day to day," he would like to work for Burlington Northern and has inquired about employment. "I'll do anything to start," he said, and his dream is to be an engineer. "But they're laying people off right now," he said, sadly.

He is the only child of Douglas and Mary Thaw of Southeast Portland. Douglas Thaw drives a truck for the Justice Center and Mary Thaw is a homemaker, Arthur Thaw said.

"I visit my parents often. Once a month, once a year, whatever I feel like," he said, adding that his parents have adjusted to his lifestyle.

Thaw was born in Portland's Woodland Park Hospital on Nov. 30, 1965, and attended Hosford Middle School through the seventh grade. He ran away from home frequently.

"He just wouldn't stay at home," Douglas Thaw said Tuesday. "The only way we could keep him home was to put him in chains, and we couldn't do that."

Arthur Thaw said he would like to marry and have children someday, al-

though currently he has no marriage prospects. "I'd make my kids wait till they were 14 or 15," he said, if his children wanted to become transients. "This life would be hard on little kids."

Thaw takes his meals at Baloney Joe's, 313 E. Burnside St., and earns income by collecting cans and bottles, getting food stamps and working odd jobs. Friday night, he said, he plans to raid the Memorial Coliseum parking lot after the Ratt concert.

"I take me a shoppin' cart and herd up the cans in the parking lots in onion sacks. On a good night I can make \$15," he said.

Thaw sports a red Burlington baseball cap, decorated with half a dozen buttons, including a blue Walter Mondale button he is quick to explain.

"I'm a Democrat and I don't like Reagan. We need somebody for the people, not some guy with a Cadillac," he said. "I watched Mondale's speech on TV and I liked him."

Last month, Thaw said, he was somewhat disappointed when he unsuccessfully vied for the title of king of the hobos at the fourth annual Hobo Parade. He was dubbed prince of the hobos, however, and paraded from the North Park Blocks to Tom McCall Waterfront Park in a blue tuxedo: "I loved it."

Stoops said he is concerned for Thaw's future.

"Arthur quit going to school when he was young. All that he knows how to do is casual labor work. We live in a high-technology age. So what's Arthur gonna do?"

# 5th parade for hobos Saturday

By **DIANE S. LUND**  
*Correspondent, The Oregonian*

Portland's homeless and unemployed and their supporters will march through the streets at noon Saturday in Portland's fifth annual Hobo Parade, believed to be the only event of its kind in the country.

"I don't know of any other hobo parade," said Michael Stoops, chairman of the Burnside Community Council, which sponsors the annual event.

"This parade is making Portland famous," he said.

Heading the parade will be a hobo king and queen, who will be selected Wednesday at Baloney Joe's Center, 313 E. Burnside St., Stoops said.

In general, only residents of the Burnside area are eligible for the royal honors. "If anyone else wants to run," Stoops said, "they need to spend at least one night sleeping at Baloney Joe's."

The council is still searching for a grand marshal, he said.

The parade will form at 11 a.m. Saturday in the North Park Blocks at Northwest Eighth Avenue and Everett Street. The marchers and floats will go from the Park Blocks to Tom McCall Waterfront Park.

A rally of entertainers and speakers highlighting hunger and the homeless is scheduled for 12:45 p.m. in the park.

Heading the entertainment lineup are the Kingsmen, Wild Oats, Kevin Johnson, Kate Sullivan and Kahbira Baker.

Speakers will include Doug Rogers, director of Snow-CAP, a social service agency; City Commissioner Dick Bagle; Roy Chin, a member of the Oregon Council on Crime and Delinquency; and representatives of the Northwest Medical Team.

More than 1,500 persons are expected to participate in the parade and rally, according to Erika Greene, special projects coordinator for the Burnside Community Council.

Cartoonist Garry Trudeau, creator of the cartoon "Doodlesbury," inspired this year's theme with his recent focus on hunger as the country's livable problem, Greene said.

"It seemed to be appropriate, with President Reagan's statements that there wasn't a hunger problem," he said.

Organizations expected to enter floats in the parade include the Downtown Catholic Chapel outreach program; Volunteers of America; Hooper Memorial Detoxification Center; Sunflower Recycling Service; Buck Ambulance Service; the Urban Indian Council; Council of Spanish Speaking People; Oregon Legal Aid Service; FISH; and the Emergency Center; and Darcelle's night club.

On July 28, the Kingsmen will give a benefit concert at 8 p.m. at the Benson Hotel. Proceeds will go to local programs aiding the homeless and hun-



**BURNSIDE ROYALTY** — Pat Reynolds and Eric "Blackie" Von Richter, King of the Hobos by the Burnside Community Council. The pair will hug outside Baloney Joe's Wednesday after being named Queen and participate Saturday in the fifth annual Hobo Parade.

# No baloney, royalty crowned at Joe's

By **DIANE LUND**  
*Correspondent, The Oregonian*

Eric Von Richter, known to his hobo friends as "Blackie," became King of the Hobos Wednesday night at Baloney Joe's. Pat Reynolds was crowned Queen of the Hobos and headed a white carnation corsage made of plastic.

Before giving up his crown, Benjamin Saxe, last year's king, declared "I'm going to hang out after this."

The Burnside Community Council selected the royalty after listening to nomination speeches from five candidates.

Von Richter and Reynolds will march in Saturday morning's Hobo Parade, which winds through west Portland to Tom McCall Waterfront Park. Grand marshal of the parade will be Ramona Jack Elliott, a folk singer from Brooklyn, N.Y.

Von Richter's coronation caught him by surprise.

"Now I don't know what I'm supposed to do," he said. "I'll probably be shown off like a monkey in a cage. I'm interested in helping people and getting money to keep Baloney Joe's going."

Von Richter's counterpart could hardly contain her enthusiasm. She'd been on pins and needles since Tuesday evening, showing up one day early for the coronation by mistake.

"I'm still in shock, I didn't expect this," she said. "I've never been queen before."

When Reynolds isn't wearing her crown, she is a volunteer at the West Women's Hotel, working at the front desk and cooking meals. These are her only jobs.

Reynolds hopes to attend college and become a counselor.

"I listen when people need a friend," she said. "That's what I'm good at."

The Burnside Community Council also voted against the ban of sales of fortified wines in grocery stores in the Burnside area. The ban, proposed by the Oregon Liquor Control Commission, takes effect Aug. 1.

"We don't consider it a positive way to deal with the issue," said Michael Stoops, council president. "There needs to be more public discussion before we take such a drastic step."

Banning cheap wine won't keep drunken people out of the doorways, Stoops insisted. Instead, it could

lead to court action, Stoops said. "It's considered such a restrictive measure. It could make Portland look like a laughing stock."

THE OREGONIAN, SUNDAY, JULY 21, 1985

## Burnside community board calls ban on sales of fortified wine misguided

By RICHARD READ  
of The Oregonian staff

An impending ban on sales of fortified wine in Portland's Old Town-Burnside district is misguided, the Burnside Community Council board says.

Michael A. Stoops, chairman of the board that runs Baloney Joe's center for homeless people, believes the 11-month ban on sales by local grocery stores of wine with high alcohol content will merely create more problems on Skid Road.

Stoops made the rounds of City Hall Thursday to circulate a three-page letter from the community council opposing the ban.

The ban is scheduled to begin Aug. 1 as a test assembled by Commissioner Mike Lindberg's office, the city Bureau of Licenses and the Oregon Liquor Control Commission.

"If you ban the sales of fortified wine in the Burnside area without including other surrounding areas, some alcoholics might go to those other areas, and I can promise you that will cause a backlash against the homeless," Stoops said.

"It seems like we're treating the situation of alcoholics on the streets very similar to the issue of prostitution on the streets — we keep moving them from neighborhood to neighborhood," he said. "Instead, we need to be supportive of alcohol intervention programs and detoxification facilities, and we need more resources to help those

people who are afflicted with the disease of alcoholism."

Stoops criticized government officials for failing to hold a public hearing on the issue, and he said a hearing or meeting should be held.

The ban followed a brief City Council discussion during a relatively obscure liquor license renewal hearing, Stoops noted.

City and state staff members initiated the test by gaining voluntary agreement from three groceries and forcing it on two others as a condition of license renewal.

"We should not let the (state liquor commission) decide this important issue for us," Stoops said. "Lindberg's office cannot document anywhere else in the country where a similar experiment's been tried, and I think we need to do some more research on what has been done elsewhere."

Art Alexander, a Lindberg assistant who helped bring about the ban, said the program was merely a trial that in no way interfered with the City Council's broader effort to deal with problems of the homeless. He said Stoops could hold a community meeting on the ban if he wished to do so.

"There's nothing stopping him from calling a community meeting and sending the results to the council, and if he wants to invite someone from the Bureau of Licenses or me or anyone else from the (state liquor commission), he can," Alexander said.

"I would like to hear some substan-

tion that the ban would cause a backlash against the homeless," he said. "The point is that at the end of the test period, and maybe even earlier, we'll know what kind of effect this is having on the area. We'll be able to end this argument once and for all."

But Stoops said he believed the ban could gain bureaucratic inertia and live beyond 11 months even if it failed.

Alexander said, "The council could always go back to the (state liquor commission) and ask them to lift it." He acknowledged that officials do not know of similar bans elsewhere.

"Why can't we be the first?" Alexander asked. "Then other cities can call us up and ask how it worked."

Alexander accused Stoops of attributing incorrect statements to proponents of the ban.

"That is to say that someone says we did this to cure the problem of alcoholism in the Burnside area," Alexander said. "They mistake our intent and proceed to build an argument against their misstated definition of our intent. Nowhere have I heard him say this is just a piece of what's going on."

Alexander said the purpose of the ban was to combat only the problem public drunkenness causes businesses and residents. But Stoops said alcoholics would continue to procure alcohol and cause problems, and he predicted the ban would encourage bootlegging in the area.

## Council considers Burnside problem

By RICHARD READ  
of The Oregonian staff

Jim Atwood is sick of stepping over drunks passed out on the sidewalk in front of his investment business in Portland's Old Town.

He is tired of fixing windows broken by inebriated burglars. And he's fed up with bottle-totting alcoholics who accost him on Skid Road.

So Thursday, Atwood, president of J.A. Atwood Corp., 33 S.W. 3rd Ave., urged the Portland City Council to oppose continued sale of alcoholic beverages at two of the neighborhood's small grocery stores.

While he didn't succeed, he and other local businessmen gained expressions of sympathy from commissioners, who promised to work harder to solve the larger problem of drinking on the streets of the Burnside area. And the group persuaded Mayor Bud Clark, at least, to oppose renewal of the store licenses and to exhort the owners of the stores to confront the situation.

"The idea is they ought to realize there's a real problem there, and they ought to get involved with solving the problem," said Clark, who was the only council member to oppose the renewals.

With Commissioner Mike Lindberg absent, the council voted 3-1 to pass along a favorable renewal recommendation to the Oregon Liquor Control Commission for Ray's Grocery, 2 S.W. 3rd Ave., and Sam's Grocery, 202 W. Burnside St. The vote followed testimony by several business owners and operators, as well as an unusual slide show by Atwood.

"This fellow hit me after I took the picture," Atwood said, advancing through slides. "This fellow was going to hit me, but he was too drunk."

The show featured scenes of people passing around bottles of cheap wine, men sprawled on sidewalks, men hitting one another, ambulances respond-

ing to fights and policemen looking the other way.

"We have policemen down there that are more concerned about monitoring the speed limit on Burnside than other problems in our neighborhood," said Atwood, displaying a picture of a motorcycle policeman with his back to a passed-out drunk.

"You may be getting sick of these photographs, but this is the stuff we have to deal with every day, day in and day out, in our neighborhood," he said. Lee Fry, general manager of Cousine Cafe-Bar, was one of those who agreed.

"People have actually coughed their stomachs out in front of our customers and died," Fry said.

"You see people walking along the sidewalk so inebriated that they fall over and split their heads open," said Creag Hayes, Skidmore Old Town Association president and owner of Ciclo Sport Shop.

"If you take the source of their poison and move it 10 or 15 blocks, they're going to have to work harder to get it," said Louis J. Warkmuth of Dan & Louis Oyster Bar Restaurant.

"If the city isn't going to do anything about this, who is, and when?" asked Arthur "Bill" Bailey, manager and owner of the New Market Theater.

Commissioner Margaret D. Strachan said more housing and better alcohol programs were the answer. Commissioner Mildred A. Schwab proposed that the licenses be recommended for renewal with the provision that the stores stop selling fortified wine, but her amendment failed on a tie vote.

Raymond J. Bertrand, owner of Ray's Grocery, said the supply of such wine would not be diminished by such an action.

"Me not selling it or Sam's not selling it's not going to improve the area," Bertrand said. "There isn't any bad record on the business I own."

## Citywide ban on sales of fortified wine urged

By CATHERINE VAN HORN  
Correspondent, The Oregonian

A proposed ban on fortified wine sales in Portland's Chinatown and Old Town areas should be extended citywide, several persons told the Mayor's Task Force on Downtown Alcoholism Thursday night.

Phillipa Harrison, chairwoman of the Buckman Community Association, a Southeast Portland neighborhood association, suggested extending the proposed ban to cover much of the inner east side between Northeast Sandy Boulevard and Southeast Hawthorne Avenue.

But in response to a question from Chuck Duffy, Mayor Bud Clark's liaison to the task force, Harrison added that she also would support a citywide ban that extended beyond her proposed boundaries.

About 25 people attended the hearing on a preliminary report prepared by the task force.

Clark in July appointed the task force to propose solutions to problems connected with public drunkenness in the city's downtown area.

In its preliminary report, the task force offered 30 recommendations, including the ban in Chinatown and Old Town of fortified wine with an alcohol content of greater than 14 percent.

Other recommendations included the initiation of a media campaign to reduce public handouts to panhandlers

and the establishment of a panel of community members to help drug-dependent people receive voluntary or involuntary treatment.

The majority of those testifying at the hearing praised the task force efforts and said they were in favor of the proposals.

"I find (the report) really important, and I would like to say that taken in its entirety it will have a significant impact on alcoholism in the downtown Burnside area," said Sally Verron, outpatient alcoholism program manager for the Burnside Projects Inc.

Some of the report's recommendations were not strong enough, said Steve Helsen, president of Odyssey Productions Inc., 122 N.W. Third Ave.

Helsen gave the task force copies of a letter sent to him by a recent client. Although that client had praised Odyssey's work, he would not return because of the company's downtown location, Helsen said.

"It's gotten past where there's any humor, and it's gotten past the point where we can ignore it because we have to move people from our doorway," he said.

However, Richard Milson, executive director for the Oregon Council on Alcoholism and Drug Abuse, argued that the task force recommendations proposed "negative disincentives."

The task force's final report will be reviewed by the Portland City Council at 10 a.m. Oct. 30.

# Portland's lead in housing the homeless is still not

# enough

By NEAL PEIRCE *11/2/85*

PORTLAND, Ore. — To most of us they're flophouses or fleabag hotels. Short of a hijacked plane on a bee-line for Beirut, the last place we'd want to be.

But to champions of the homeless, there are few more precious resources than "SROs" — "single-room occupancy" hotels dotted around Skid Road and Tenderloin districts in cities coast to coast.



PEIRCE

Why prize the seedy old residential hotels with their cramped single rooms, few private bathrooms and no kitchens? However humble, SROs provide Americans down on their luck with a vital last line of defense against the cold and crime of the streets.

The alarming news this Thanksgiving is that SROs are an endangered species. Hundreds of the old structures, representing hundreds of thousands of rooms, have closed since the early 1970s. Many are victims of mismanagement, disinvestment and profit gouging; others were demolished to make way for parking lots. Increasingly you find them being converted into fancy offices and "gentrified" apartments.

Chicago is down to 125 SRO hotels with 13,000 units, one-third the units it had in the early '70s. New York's total plunged from 50,000 rooms to fewer than 20,000 between 1975 and 1981.

But in Portland, there's been a turnaround. Not accidentally, but because the city made a conscious decision in the late '70s to make downtown a place to live for everyone — the affluent, the middle class and most definitely the poor as well.

Sam Galbreath, housing director for the Portland Development Commission, showed me a prime example of new luxury housing. It's a stunning condominium and hotel project, River Place, on the grassy slopes of the Willamette River. A few blocks away, close to a university and Portland's performing-arts center, the city is a full equity partner in building hundreds of moderate-income apartments.

But in the Burnside neighborhood on downtown's north flank, in an old

Portland has a squeaky-clean image. Yet in truth, not a social ill is missing: drug and alcohol addiction, abused women and children, street violence, squalor.



Pausing for a meal in the Burnside district.

The Oregonian/JOEL DAVIS

commercial district being infiltrated by fancy shops, Galbreath and his colleagues point to something even more remarkable: rejuvenation of old SRO hotels. Step into the lobbies of such establishments as the Estate, the Palace, the Rich or the Broadway — 70 years old or older — and discover what a progressive city can do, first to preserve, then to remake, its old hostels into safe and supportive environments.

From afar, Portland has a squeaky-clean image. Yet in truth, not a social ill is missing: drug and alcohol addiction, abused women and children, street violence, squalor in decayed buildings abandoned by owners and sometimes torched by evicted residents.

More than 2,000 Portlanders, many of them alcoholic or mentally disturbed men, roam the streets. Rare is the night that every one of 114 cots isn't filled at the emergency night shelter run by the leading social-service agency, Central City Concern.

What Portland learned, ahead of other cities, is that the simplest, most effective way to cope with homelessness is to provide safe shelter to the needy. The city persuaded a reluctant federal Department of Housing and Urban Development to provide a "Section VIII" housing subsidy demonstration project and renovation.

Some critics sniffed it was hardly worthwhile to fix up units lacking private baths and kitchens. But the savings were immense: an average rehabilitation cost of \$7,500 per unit — a fraction of what HUD spends on a rehabilitation.

Portlanders have touched every corner for support, from the National

desk clerk for one of the more primitive Portland SROs (all concrete — little fire danger). She's had her share of hard knocks, even physical set-tos with headstrong male residents. But she genuinely loves the old people she watches over.

Mary Burki, guiding spirit of Portland's SROs, says: "Five of my six managers are recovering alcoholics. They come from the neighborhood. They have knowledge you'd never learn from a management handbook."

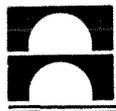
What Portland has accomplished is a hierarchy of SROs, from the emergency shelter up to beautifully painted and maintained facilities. Kick the booze and drugs and rowdiness, says Van Rheen, and "you earn your stripes to move up."

Mayor Bud Clark boasts that Portland is perfecting a total plan for the homeless. It will finally be clear which arm of city government should answer "man-down" calls — the public drunks. The doughty Beaver Hotel will be a central receiving station with delousing facilities and showers to scrape off the filth of street life. There are thoughts of European-style pissoirs to avoid urination on the streets.

And Portland's commitment: "To provide the opportunity for safe and decent shelter for everyone in need."

Why couldn't every American city do as much for its homeless and disturbed? In fact, many are trying. Seattle is another pioneer in caring for Skid Road people. Los Angeles, San Diego, New York, Detroit, Denver and Cincinnati have active programs. But nowhere does the effort yet match the need.

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PROJECT SWEEP FINAL REPORT  
June 17 - September 30, 1985

Because health and safety conditions under the City of Portland's downtown bridges had deteriorated to such an extent that the people living there were at great risk, the Portland Police Department initiated a plan to prohibit people from taking shelter or living under the bridges. With existing emergency night shelters at full capacity, it was decided that sixty-two people should be relocated from these shelters to SRO Hotels. This created accommodations in the shelters for those who had been living under the bridges in unsafe and unsanitary conditions. This program, which later included a case management component, became known as Project Sweep.

Burnside Projects agreed to screen current night shelter clients to place thirty-two of those with the greatest potential for employment or economic self-sufficiency in the program. It was the hope that those clients, who would be case managed, would no longer be in need of emergency shelter space after Project Sweep was concluded.

Of the thirty-two clients selected for participation in the program, fourteen were in treatment for alcoholism and eighteen were not. As the program progressed, it became evident that of the eighteen, three clients had severe alcohol problems. They were referred to treatment as a part of their continuation on the program.

Case notes on each client will be included in this report. These notes will show their housing placements, dates of program usage, total cost expended, descriptions of activities undertaken by client and functions performed by the case manager.

Statistical data will also be included and will be based on established evaluation criteria.

The case management component of this program brought together City Housing Funds which were used to pay the rent for clients, State Employment funds which provided for the services of an Employment Counselor and County dollars which provided for case management services (7/1/85 - 9/30/85).

It was the combined use of this funding which afforded the development of a coordinated effort to house the homeless, provide employment counseling, advocate for those eligible for public assistance, and develop a comprehensive plan for client needs. Individual case files were maintained for each client. Each file provides information on the client's background, history and skills, referrals to other agencies and treatment programs, prospective employers, and job contacts. The case file also summarizes the client's situation at the close of Project Sweep on 9/30/85.

The effectiveness of Project Sweep is demonstrated by the data presented below. The majority of the clients did become self-sufficient, did not return to the Emergency Night Shelter, and did obtain employment or alcoholism counseling. The Project improved the lives of those involved and resulted in a marked increase in self-confidence for the participants. Even for those who did not obtain employment or become economically self-sufficient, trust relationships were created between clients who simply were without any family or peer support system. They discovered that they were not alone with their problems, alcohol related or not, and that there were indeed alternatives to a solitary life-style. They discovered that there was hope for constructive change and, as a result, their self-esteem improved. They bonded together and helped one another. They became friends and less disaffiliated.

SUMMARY CASENOTES FOR BURNSIDE PROJECTS' CLIENTS  
IN  
PROJECT SWEEP\*

Client # 1  
06/18 - 09/23/85 \$ 467.50  
56 Year Old Male  
Housed in the Drake Hotel, discovery of severe alcohol problem, placed in treatment and eventually transferred to Alcohol-Free Community (Everett Hotel). Working steadily, paying rent and doing well in treatment.

Client #2  
06/24 - 07/08. 07/12 - 09/20/85 \$ 405.00  
25 Year Old Male  
Housed in the Drake Hotel. Didn't fully understand program and left hotel. Re-admitted to program. Sporadic job search. Discovery of five Dammasch placements. Referral to Mental Health agency for assessment. Diagnosis: schizophrenia in remission. Working part-time but unable to pay rent at hotel. Back in Night Shelter. Family support system re-established.

Client #3  
06/27 - 09/25/85 \$ 230.00  
31 Year Old Male  
Housed in the Alcohol Free Community. Doing very well in treatment. Working. Paying rent. Active member of Alcohol-Free Community.

\*Includes: Client Count, Dates of Program Usage, Total Expense for that individual, Description of Individual, and Summary Case Notes.

Client #4  
07/12 - 09/20/85 \$ 337.50  
40 Year Old Male  
Housing in the Drake Hotel. Sexual orientation causing many emotional problems in addition to alcoholism. Referred to treatment and personal counseling at William Temple House. Unable to sustain employment. Moved into Alcohol-Free Housing to support treatment.

Client #5  
06/19 - 09/25/85 \$ 472.50  
56 Year Old Male  
Housed in the Drake Hotel. Strong defense system in place. Active member of jobs group. Referred to Senior Workers Program. Now employed. Paying own rent.

Client #6  
06/19 - 07/17 \$ 135.00  
56 Year Old Male  
Housed at the Drake Hotel. Sober for six months when entered program. Referred to treatment but did not follow through. Dropped from Project Sweep when became drunk and started fire in mattress at Hotel. Back in Night Shelter. Unemployed.

Client #7  
07/09 - 07/23 \$ 67.50  
19 Year Old Male  
Housed in the Drake Hotel. Had been in Job Corp.; left state to find employment.

Client #8  
06/19 - 08/31/85 \$ 270.00  
34 Year Old Male  
Housed in Estate Hotel. Was doing casual labor, but located full-time employment out of area.

Client #9  
06/27 - 07/11, 07/17 - 08/14/85 \$ 202.50  
51 Year Old Male  
Housed in Drake Hotel. Confused about program when first entered. Became lost but re-admitted. Appeared to need advocacy with Veteran's Administration but would not provide documentation of problem. VA had no record on client. Dropped from Project Sweep when he left area. No further contact.

Client #10  
07/10 - 09/24/85 \$ 242.50  
37 Year Old Male  
Housed in the Alcohol-Free Community. Doing very well in treatment. Has re-established his own business. Paying rent. Volunteers time to assist Burnside Projects.

Client #11  
06/18 - 09/24/85 \$ 472.50  
25 Year Old Male  
Housed in Drake Hotel. Cooperative and active member of jobs group. Located full-time employment and apartment out of the area.

Client #12  
06/21 - 07/15/85 \$ 84.00  
32 Year Old Male  
Alcoholic in treatment, housed in the Alcohol-Free Community. Dropped from Project Sweep when he began drinking and left alcoholism treatment. Unemployed, lost contact.

Client #13  
06/19 - 08/31/85 \$ 225.00  
35 Year Old Male  
Housed in Alcohol-Free Community. Completed alcohol treatment successfully. Employed full-time. Moved into own apartment.

Client #14  
06/19 - 07/31/85 \$ 202.50  
43 Year Old Male  
Housed in the Drake Hotel. Very shy. Left hotel without forwarding address. Fearful about revealing emotional problems. Unemployed, lost contact.

Client #15  
06/18 - 09/24/85 \$ 472.50  
Housed in the Drake Hotel. Advocacy done with Social Security. Finally received substantial back check. Has opened savings account. Paying own rent. Working (part-time).

Client #16  
06/20 - 07/04/85 \$ 84.00  
30 Year Old Male  
Corrections client. Severe drug abuse problem. Dropped from Project Sweep because of inability to follow the treatment plan. Unemployed, lost contact.

Client #17  
06/17 - 09/23/85 \$ 472.50  
41 Year Old Male  
Housed at the Drake Hotel. Professional chef. Limited cooperation but located full-time employment. Paying own rent.

Client #18  
06/18 - 09/10/85 \$ 315.00  
39 Year Old Male  
Housed in the Estate Hotel. Medical problems, MR/DD. Advocacy with Adult and Family Services. Now on General Assistance. Has qualified for SSI. Moved to Taft Hotel.

Client #19  
06/19 - 07/03/85 \$ 60.00  
58 Year Old Male  
Housed in the Estate Hotel. Needed advocacy with Adult and Family Services because of medical problems. Client dropped from Project Sweep when he would not meet with case-worker. Suspect alcohol problem. Unemployed, lost contact.

Client #20  
06/21 - 06/21/85 \$ .00  
35 Year Old Male  
Alcoholic. Never entered treatment. Arrested before using housing.

Client #21  
06/21 - 07/08/85 \$ 67.50  
32 Year Old Male  
Housed at Alcohol-Free Community. Dropped from program because client needed to fulfill legal responsibilities as per alcohol treatment plan. Now back in Alcohol-Free Community. Employed and paying own rent.

Client #22  
06/18 - 08/05/85 \$ 156.00  
44 Year Old Male  
Alcohol in treatment, housed in Alcohol-Free Community. Dropped from program when he began drinking and left alcohol treatment. Unemployed, lost contact.

Client #23  
06/18 - 09/24/85 \$ 472.50  
28 Year Old Male  
Housed in Drake Hotel. Emotionally unable to be employed. Referred to Department of Vocational Rehabilitation. Diagnosis: Severe personality disorder. Now on General Assistance. Should qualify for SSI. Paying own rent.

Client #24  
06/19 - 08/24/85 \$ 212.00  
41 Year Old Male  
Housed in Alcohol-Free Community. Had been sober since 2/85 when entered program. Left program when he started drinking and left treatment for alcoholism. Back in Night Shelter. Unemployed.

Client #25  
06/19 - 09/25/85 \$ 472.50  
41 Year Old Male  
Housed at Drake Hotel. Functionally illiterate but located full-time employment and paying own rent.

Client #26  
06/26 - 08/10/85 \$ 74.90  
31 Year Old Male  
Alcoholic in treatment, housed at Alcohol-Free Community. Left program to enter residential facility. Still attending AA meetings.

Client #27  
06/17 - 07/15/85 \$ 90.00  
40 Year Old Male  
Housed in Alcohol-Free Community. Left program to fulfill legal obligations as per alcohol treatment plan.

Client #28  
06/20 - 08/18/85 \$ 210.00  
51 Year Old Male  
Housed in Alcohol-Free Community at Estate Hotel. Left program on his own. Still attending AA meetings. Did not re-enter Night Shelter. Unemployed, but left Burnside area.

Client #29  
08/01 - 08/08/85 \$ 32.00  
45 Year Old Male  
Alcoholic in treatment, housed in Alcohol-Free Community. Frightened when sobriety revealed problems client unable to deal with. Left Alcohol-Free Community, back in Night Shelter. Still in treatment. Unemployed.

Client #30  
06/21 - 06/28/85 \$ 32.00  
32 Year Old Male  
Alcohol in treatment, housed in Alcohol-Free Community. Sober since November, 1984 when entered treatment. Non-compliance with alcohol treatment, left Alcohol-Free Community, back in Night Shelter. Unemployed.

Client #31  
06/24 - 07/11/85 \$ 85.50  
26 Year Old Male  
Housed in Drake Hotel. Client was Vietnamese. Left town. Possible problems with immigration or justice system.

Client #32  
06/17 - 08/26/85 \$ 270.00  
25 Year Old Male  
Housed at Drake Hotel. On probation - MR/DD. Referred to Department of Vocational Rehabilitation. Asked to leave hotel because of abuse of over-night guest policy. Back in Night Shelter. Unemployed.

FISCAL REPORT  
6/17 to 9/30/85

|                                     |              |
|-------------------------------------|--------------|
| TOTAL PROJECT SWEEP ALLOTMENT:      | \$ 18,417.00 |
| TOTAL BURNSIDE PROJECTS ALLOTMENT:  | \$ 9,208.50  |
| TOTAL BURNSIDE PROJECTS EXPENDITURE | \$ 7,392.90  |

|  |              |
|--|--------------|
| TOTAL PROJECT SWEEP ALLOTMENT:           | \$ 18,417.00 |
| AVAILABLE TO BURNSIDE PROJECTS*:         | \$ 7,392.90  |
| AVAILABLE TO BURNSIDE COMMUNITY COUNCIL: | \$ 11,024.10 |

\* Burnside Projects believed that \$9,208.50 would be available and budgeted expenses to utilize funds through 9/30/85. It is unfortunate that our funds were reduced because of an over-expenditure at Burnside Community Council.

PROJECT SWEEP: Evaluation

The 32 clients selected for Project Sweep were all homeless, disaffiliated people formerly living in the Emergency Night Shelter at Burnside Projects. The following criteria were designated to measure the results of the case management component of Project Sweep:

Employment/Economic Self-Sufficiency

|  |           |
|--|-----------|
| Number of people obtaining and/or retaining employment*: | 11        |
| Number of people receiving public assistance*:           | 2         |
| Number of people leaving Portland:                       | 3         |
| Number of people not obtaining employment:               | <u>16</u> |
|  | 32        |

\*Success Rate: 45% (13 of 29 people)

Substance Abuse

|   |           |
|---|-----------|
| Number of people entering in Alcohol Treatment*:      | 14        |
| Number of people remaining in Alcohol Treatment: 10   |           |
| Number of people leaving Alcohol Treatment: 4         |           |
| Number of people needing treatment and never entering | 4         |
| Number of people who were not alcoholics:             | <u>14</u> |
|   | 32        |

\*Success Rate: 55% (14 of 18 people)

Return to Emergency Night Shelter

|  |          |
|--|----------|
| Number of people not returning to shelters*: | 21       |
| Number of people returning to shelters:      | 6        |
| Number of people lost contact                | <u>5</u> |
|  | 32       |

\*Success Rate: 78% (21 of 27 people)

Housing/Shelter 9/31/85

|   |          |
|---|----------|
| Number of people in Alcohol-Free Housing*:      | 6        |
| Number of people living outside Burnside Area*: | 15       |
| Number of people living in the Night Shelters:  | 6        |
| Number of people lost contact:                  | <u>5</u> |
|   | 32       |

\*Success Rate: 81% (26 of 32 people)

JOB TITLE: Project Sweep Case Manager

SALARY: Contract Amount of \$2,700

RESPONSIBLE TO: Executive Director

LENGHT OF CONTRACT: 7/1/85 to 9/30/85.

GENERAL RESPONSIBILITIES: This position will be responsible for at least 31 individuals who will be selected from Burnside Projects' Emergency Night Shelter based on two criteria: 1) No history of damage to hotel or shelter property, and 2) Good likelihood of obtaining and retaining full-time employment.

SPECIFIC DUTIES:

1. Supervise the client's housing placement and provide extension of vouchers as necessary.
2. Assist the client to meet basic needs including food, clothing, medical and dental care.
3. Provide advocacy for the client in appropriate situations; assist the client to obtain legal counsel if needed; assist the client to obtain necessary corrections, mental health or alcohol/drug counseling.
4. Assist the client to obtain and retain employment as jobs are developed by the Oregon Employment Division.
5. Assist the client to leave the "House the Homeless Project" with a job or in a training program and housing out of the Burnside area if that is appropriate.
6. Develop a case file and an action plan on each client; maintain monthly records to document the services above.
7. Plan, develop and present an evaluation of the program using the following criteria:
  - \*number of people obtaining employment
  - \*number of people retaining employment
  - \*number of people not returning to the shelters
  - \*number of people living outside shelter programs
  - \*number of people living outside of the Burnside area.

QUALIFICATIONS:

1. Demonstrated ability to counsel, interview and case manage clients in a sensitive, yet effective manner
2. Demonstrated advocacy skills
3. Thorough knowledge of community resources
4. Thorough knowledge of community housing programs.
5. Demonstrated ability to work well with diverse groups of people; demonstrated ability to work well with a Skid Row population.
6. Demonstrated ability to represent Burnside Projects well at meetings and conferences.









**PORTLAND ACTION COMMITTEES TOGETHER, INC.**

*The Coalition for Homeless Families is comprised of the following members and supporters:*

*METRO CRISIS INTERVENTION  
PORTLAND ACTION COMMITTEES TOGETHER, INC.  
URBAN LEAGUE  
NEIGHBORHOOD HOUSE INC.  
MULTNOMAH COUNTY COMMUNITY ACTION AGENCY  
SALAVATION ARMY  
NORTHWEST PORTLAND MINISTRIES  
SOUTHEAST UPLIFT  
FISH  
MULTNOMAH COUNTY ADULT HOUSING  
HOUSING AUTHORITY OF PORTLAND  
SUNNYSIDE METHODIST CHURCH  
VOLUNTEERS OF AMERICA  
NORTHWEST PILOT PROJECT  
ST.VINCENT de PAUL  
NORTHWEST PILOT PROJECT  
REACH, INC.  
ECUMENICAL MINISTRIES  
WASHINGTON COMMUNITY ACTION AGENCY  
FRIENDLY HOUSE  
SNOW CAP  
URBAN INDIAN COUNCIL  
NORTHWEST SERVICE CENTER  
PROJECT SELF-SUFFIENCY  
AMERICAN RED CROSS*

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**Administration**  
3534 S. E. Main Street  
Portland, Oregon 97214

**(503) 233-8491**

**Neighborcare Health Clinic  
Administrative Office**  
3534 S. E. Main Street  
Portland, Oregon 97214

**(503) 233-8491  
(503) 233-5247**

**Community Weatherization  
Center**  
3534 S. E. Main Street  
Portland, Oregon 97214

**(503) 233-8491**

**SE Senior Service Center**  
3588 S. E. Division  
Portland, Oregon 97202

**(503) 231-4800**

**SE Youth Service Center**  
926 S. E. 45th  
Portland, Oregon 97215

**(503) 231-9578**

## HOMELESS INITIATIVE

### COMPREHENSIVE PLANNING

#### Problem

As homelessness becomes more widespread in the community, governmental jurisdictions together with the voluntary private sector agencies seek to provide for the basic needs of the individuals and families who are homeless. Without a centralized point through which new policies and programs can be channelled to the public policy decision-makers' attempts to address the problems resulting from homelessness become confused and accountability for improvement becomes diffused.

#### Values

A coherent system through which proposals to deal with homelessness can be evaluated for presentation to local public policy-makers assure more considered action upon such proposals.

#### Policy

One group with representation from local government and private sector agencies should be designated to initiate proposals to deal effectively and efficiently with the problems of homelessness. This group should also be charged with evaluating proposals on which local government will be requested to act.

#### Program

Delegate to the City/County Emergency Basic Needs Committee responsibility for review of all proposals on which local government action will be requested. Seek consensus from service providers that endorsement of the Committee is valuable to any new program expansion, start-up, or major alteration.

#### Charge

To City/County Emergency Basic Needs Committee.

January 13, 1986

## HOMELESS INITIATIVE

### HOUSING

#### Problem

Two thousand people are homeless in Multnomah County. "Thrown away" street youth, "new poor" and battered women have joined the chronically mentally ill and the disaffiliated alcohol and drug dependent living on community streets, camping under ramps, and living in autos. While this population has multiple problems and needs comprehensive treatment, one need that must be addressed is shelter.

#### Values

Shelter is a basic human need. The community is a more orderly and satisfactory environment when everyone has a suitable place to sleep and tend to their personal needs.

#### Policy

Provide the opportunity for safe and decent housing for everyone in need.

#### Program

1. Designate one agency as basic housing programs coordinator. This agency will identify the proper organizations to perform the following:
  - a. Serve as central records center for housing inventory, i.e., vacant units, etc., for emergency, transitional, and permanent housing for all populations.
  - b. Development, implementation, and oversight of the unified voucher system.
  - c. Advocacy for retention/expansion of low income housing.
  - d. Explore and implement innovative housing programs, such as "Wichita Plan," shared housing, designated camping area, etc.

#### Charge

To City/County Emergency Basic Needs Committee.

January 15, 1986

## HOMELESS INITIATIVE

### MAN DOWN

#### Problem

Individuals incapacitated by alcohol are vulnerable to exposure, victimization, or accidents. Some are suffering from illness or injuries which may be masked by alcohol.

Police, Fire, Hooper Center outreach, and ambulance companies all expend resources to address this problem. The cost of the current system is estimated at \$1.2 million in tax dollars and perhaps that much in increased ambulance rates, inflated by cost shifts to pay for servicing this indigent population.

#### Values

No one should be left untreated on the streets of Portland.

#### Policy

Anyone "down" should be quickly assessed and taken to appropriate care.

#### Program

1. Expand outreach efforts of Hooper Center by extending to 24-hour operation and increasing authority through deputization of staff to enforce public inebriate laws in the central city area.
2. Designate a first responder agency for the downtown core area to begin operation in coordination with #1 above by July 1, 1986. Options to be explored are: a) Portland Fire Bureau, b) Hooper Center, and c) contracting with a private ambulance company.

#### Charge

To Multnomah County Department of Human Services.

January 15, 1986

## HOMELESS INITIATIVE

### ALCOHOL AND DRUG TREATMENT SYSTEM

#### Problem

The alcohol and drug treatment system lacks the capacity to assure appropriate treatment when it is needed. People are sobered, detoxified, and ready for longer-term care only to find they must wait for a vacancy in those programs. This often leads to having no place to go but back to the street, with the likelihood of returning to the dependency cycle.

#### Values

Society and chemically dependent individuals can benefit by a sufficient quantity and variety of programs to provide appropriate treatment services to break the dependency cycle.

#### Policy

Provide a system of treatment for chemically dependent people that is timely, effective, and appropriate.

#### Program

1. Develop sufficient programs and capacity to meet the needs of chemically dependent persons.
2. Install a system of incentives to break dependency for persons involved in treatment.
3. Seek additional funding dedicated to program expansion.

#### Charge

To Multnomah County Department of Human Services to define sufficient capacity to treat substance abuse in community, identify costs of operating such a program and the sources of revenue to finance the program.

To City of Portland Office of Intergovernmental Affairs to give priority to a legislative agenda which includes financing for expansion of substance abuse treatment capacity in the community.

January 15, 1986

HOMELESS INITIATIVE

INVOLUNTARY COMMITMENT

Problem

Currently, no legal authority exists to compel people with repeated voluntary or involuntary admissions to detoxification services to obtain ongoing treatment.

Values

Neither society nor individuals benefit from continuing to sober people unless the cycle of alcoholism can be broken.

Policy

Society has a right to compel chronic users of substance abuse detoxification services to obtain ongoing treatment.

Program

1. Advocate for changes in State law to be passed by the 1987 Legislative Session to provide for involuntary commitment for chronic detoxification service users, together with adequate State funding for treatment for those so committed.
2. Coordinate above actions with the State Mental Health Division Task Force on Civil Commitment of Mentally Ill Persons.

Charge

To City of Portland Office of Intergovernmental Affairs.

January 13, 1986

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HOMELESS INITIATIVE

STREET SANITATION

Problem

The streets of the Burnside area do not conform to acceptable community sanitation standards due primarily to lack of public toilet facilities and a proliferation of sidewalk dumpsters.

Values

Clean streets help create a hospitable atmosphere conducive to improving the vitality of the Old Town neighborhood.

Policy

Provide safe and appropriate public toilet facilities in the downtown area and eliminate dumpsters from sidewalks.

Program

1. Establish programs that enhance street sanitation by:
  - a. increasing the availability of public toilets by examining the feasibility of locating "European-style" toilets in the downtown area and exploring costs of opening and placing attendants in the currently closed public restrooms;
  - b. hiring low income downtown residents for a limited period to regularly collect and transport trash to a central location for storage and transfer; and
  - c. developing a program of assistance for property owners/businesses to construct secure off-sidewalk alcoves within a finite time period after which on-sidewalk dumpsters would be banned.

Charge

To Portland Bureau of Environmental Services to develop toilets.

To Portland Department of Transportation to develop on-street dumpster elimination program.

To Portland Bureau of Buildings for development and implementation of an enforcement program.

January 15, 1986

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## HOMELESS INITIATIVE

### JOBS

#### Problem

People who are homeless generally lack confidence, basic skills, or recent stable work history to seek and retain employment at even the beginning of the economic ladder.

#### Values

Anyone who is capable of working should have access to a job at the State minimum wage performing a needed service.

#### Policy

Encourage public and private initiatives to hire the most needy of our society, providing training and transitional employment when necessary.

#### Program

1. Encourage and assist Facilities Maintenance Employment Project with Association for Portland Progress and encourage other such employment initiatives.
2. Encourage private employers to reserve minimum wage jobs for people who need to grasp "the first rung of economic ladder."
3. Encourage pre-employment training and long-term transitional employment programs in sheltered setting.
4. Assure coordination of employment programs with Leaders Roundtable

#### Charge

To Portland and Mult/Wash Private Industry Councils to develop, promote, and support employment and training programs for the homeless.

January 15, 1986

## HOMELESS INITIATIVE

### CASE MANAGEMENT

#### Problem

Many homeless people lack sufficient knowledge and skill to access the services necessary to maintain themselves in housing or treatment.

#### Values

People who are unable to cope with social systems to meet their needs should be assisted by an advocate/advisor.

#### Policy

People who need help should be located and assisted in accessing programs that provide helping services and case management.

#### Program

1. Identify existing case management services available from public and private sources in the community and correlate to unmet needs for such services.
2. Develop plan for a system to provide case management for everyong in need of such services, to track clients through that system, and to evaluate its effectiveness.
3. Seek funding for implementation of plan in #2 above from a variety of sources including local, state, and federal sources; grants, and contracts with private agencies.
4. Assure City and County cooperation in developing a proposal for submission to Robert Wood Johnson/Pew Memorial Trust regarding services for the homeless chronic mental ill.

#### Charge

To Multnomah County Department of Human Services.

January 15, 1986

## HOMELESS INITIATIVE

### POINT OF ACCESS TO SERVICES

#### Problem

Those needing services to meet basic needs are confronted with multiple agencies dispersed at various locations throughout the community. Often those who need these services lack sufficient knowledge, skill, motivation, and transportation to find and enter the appropriate service.

#### Values

People needing basic services should be able to access services at a multi-service center location. Several such multi-service centers are necessary.

#### Policy

Provide suitable locations and facilities for access to basic services in areas where public policies support such locations and facilities. Where possible, locate such facilities in conjunction with low-income housing. Stabilize a rational service delivery system and minimize space cost.

#### Program

1. Provide sufficient low cost, long-term space for program operation to assure providers of stable physical locations.
2. Assist in designing standards and policies to govern location and scope of program operations.
3. Assure coordination with case management services.

#### Charge

To City/County Emergency Basic Needs Committee.

January 15, 1986

## HOMELESS INITIATIVE

### STREET SAFETY

#### Problem

People entering the Central City are confronted by behavior and appearances they perceive to be threatening. Fear of crime limits citizen mobility and participation in community life.

#### Values

Diversity of lifestyle is healthy and interesting if one feels secure from harm.

#### Policy

Provide an environment in the Central City where people feel safe to interact with others who differ in lifestyle, age, race, socio-economic class, and appearance.

#### Program

1. Establish a pilot neighborhood team police unit in the North of Burnside area.
2. Seek funds to hire persons as unarmed police aides to serve as a visible reassurance that access to police protection is available.
3. Increase the number of outdoor public phones for 911 access.

#### Charge

To Portland Police Bureau

January 13, 1986

## HOMELESS INITIATIVE

### CHRONIC MENTAL ILLNESS TREATMENT

#### Problem

An estimated 30 percent of the community's homeless population is categorized as chronic mentally ill. Policies of de-institutionalization, predicated on delivery of services in the least restrictive environment, have proceeded without proper attention to providing adequate funding for community-based care. Additionally, inadequate attention has been paid to the recurrent need of some individuals, who often decline services, for periodic institutional commitment.

#### Values

Individuals suffering from chronic mental illness deserve adequate ongoing treatment of a type and in a location consistent with their present condition.

#### Policy

Provide adequate treatment services for chronic mentally ill individuals in an environment that is the least restrictive and most likely to protect the individual and others from harm.

#### Program

1. Define scope of program necessary to provide ongoing treatment of chronic mentally ill individuals, including extent of need for periodic institutional commitment as required to meet treatment needs.
2. Develop sufficient programs and capacity to meet the needs of chronic mentally ill persons.
3. Seek additional funding dedicated to program expansion.
4. Assure City and County cooperation in developing a proposal for submission to Robert Wood Johnson/Pew Memorial Trust regarding services for the homeless chronic mental ill.
5. Participate in State Mental Health Division Task Force on Civil Commitment of Mentally Ill Persons.

#### Charge

To Multnomah County Department of Human Services to define sufficient capacity to treat chronic mental illness of persons of the community, identify costs of operating such a program and the sources of revenue to finance the program.

To City of Portland Office of Intergovernmental Affairs to give priority to a legislative agenda which includes financing for expansion of programs for the chronic mentally ill.

January 15, 1986

## HOMELESS INITIATIVE

### PUBLIC PARTICIPATION

#### Problem

Inadequate public dialogue concerning policies and programs concerned with homelessness tends to polarize the community, preventing effective responses to the many problems presented by this population. Additionally, inadequate communication often results in inefficient utilization of resources.

#### Value

Open public discourse, conducted in an orderly process, produces policies and programs of higher quality and greater scope that are more responsive to the needs of the community.

#### Policy

Development of policies and programs to serve the homeless shall be presented to policy makers for decision only through an orderly public process.

#### Program

1. Convene a public forum to discuss and resolve the problems of homelessness and ways of mitigating the impact of this condition upon the homeless individuals and the residential and business neighborhoods of the community.
2. Coordinate the work of this forum with the City/County Emergency Basic Needs Committee.
3. Mandate participation in this forum by executive-level managers of all City and County operating bureaus and agencies as required by the work of the forum.

#### Charge

To City of Portland Office of the Mayor to convene and chair the public forum.

January 15, 1986

January 30, 1986

James Wilcox, Director  
Department of General Services  
1120 SW Fifth  
Portland, OR

Dear Mr. Wilcox:

Be it remembered that at a meeting of the Board of County Commissioners held January 30, 1986, the following action was taken:

In the matter of the appeal of Prinz Construction) on the award of bid to Rollins & Greene Construc- tion (J.K. Gill Building Remodeling, Phase 1) )

Dick Alexander, attorney representing Joe Prinz, reviewed the Rollins & Greene bid, and the points Mr. Prinz was contesting in that the Rollins & Greene bid did not meet the 25% MBE participation goal, on which Mr. Prinz bid was rejected. He reviewed Division 0 of the Bid Document. He concluded that the same concerns exist with the Rollins & Greene Bid as they did with Mr. Prinz' bid. He then answered questions of the Board. He also pointed out that following the rejection of Mr. Prinz appeal by the Board, the Purchasing Division sent Mr. Prinz a certified letter awarding the contract to Mr. Prinz, and then withdrew it.

Don Eichman, Purchasing Director, responded to the four concerns addressed by Mr. Prinz in the bid by Rollins & Greene, including the minority participation scores. He indicated that they routinely round up or round down to the nearest whole number, and in this case the 24.55% was rounded up to 25%. He also responded to concerns regarding Mr. Prinz bid and the amount of minority participation. He then apologized for the error in sending the certified letter to Mr. Prinz regarding the awarding of the contract.

At this time, the matter was before the Board.

Commissioners then reviewed their feelings on the matter, and there was concurrence that the Rollins and Greene bid met the minority participation goals as required by the bid documents, and that the Purchasing Director's decision be upheld.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By \_\_\_\_\_

Jane McGarvin  
Clerk of the Board

jm

cc: Purchasing  
Facilities & Property Management  
County Counsel

JM/bj  
0055C.38



# MULTNOMAH COUNTY OREGON

---

OFFICE OF THE COUNTY EXECUTIVE  
ROOM 1500 THE PORTLAND BUILDING  
PORTLAND, OREGON 97204  
(503) 248-3308

DENNIS BUCHANAN  
COUNTY EXECUTIVE

---

January 21, 1986

TO: Board of County Commissioners  
Clerk of the Board

FROM: Sherri Holman,  
Office of the County Executive

SUBJECT: REQUEST FOR PLACEMENT OF ITEMS ON THE BOARD'S FORMAL AGENDA  
FOR THURSDAY, JANUARY 30, 1986

DEPARTMENT OF GENERAL SERVICES

1. PCRB appeal by Joseph Prinz Constuction regarding clinic and office remodel of the J.K. Gill Building.

cc: County Counsel

DATE SUBMITTED \_\_\_\_\_

(For Clerk's Use)

Meeting Date \_\_\_\_\_  
Agenda No. \_\_\_\_\_

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: PCRB APPEAL

Informal Only \* \_\_\_\_\_  
(Date)

Formal Only January 30, 1986  
(Date)

DEPARTMENT General Services

DIVISION Finance/Purchasing

CONTACT Don Eichman

TELEPHONE 248-5111

\*Name(s) OF PERSON MAKING PRESENTATION TO BOARD \_\_\_\_\_

**BRIEF SUMMARY** Should include other alternatives explored, if applicable, and clear statement of rationale for the action requested. An appeal by Joseph Prinz Construction to the Board of County Commissioners acting as the Public Contract Review Board to protest the award of Bid B61-100-0649, Clinics and Offices Remodel of J.K. Gill Building. The bid was awarded to Rollins & Greene Builders. The appeal states that Rollins & Greene did not meet the 25% MBE/FBE participation goals, nor did it comply with a required MBE certification letter. In addition, Prinz correctly states that his company received a bid award notification. This was due to to an administrative error.

ACTION REQUESTED:

- INFORMATION ONLY
- PRELIMINARY APPROVAL
- POLICY DIRECTION
- APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA 20 minutes

IMPACT:

PERSONNEL

FISCAL/BUDGETARY

GENERAL FUND

OTHER \_\_\_\_\_

*mailed  
with notes +  
copy of letter to PCRB  
3/13/86*

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: *J. Wilson*

BUDGET / PERSONNEL \_\_\_\_\_

COUNTY COUNSEL (Ordinances, Resolutions, Agreements, Contracts) *Rob. Castig*

OTHER *Don Eichman / gm 1-16-86*  
(Purchasing, Facilities Management, etc.)

NOTE: If requesting unanimous consent, state situation requiring emergency action on back.

JOSEPH PRINZ

1817 NORTHWEST 27TH • PORTLAND, OREGON 97210 • (503) 243-2306

January 15, 1986

Don Eichman  
Department of General Services  
Purchasing Division  
2505 SE 11th Avenue  
Portland, OR 97202

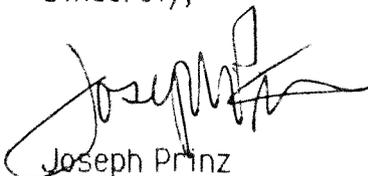
Dear Mr. Eichman

We are formally protesting the award of Bid B61-100-0649, Clinics & Offices Remodel by the county to Rollins & Greene Builders for the following reasons:

1. Rollins & Greene Builders did not obtain 25% MBE and FBE participation (with or without AC & E.)
2. AC & E is not certified as an FBE by the city of Portland.
3. Specification 0800 paragraph 4 requires "the contractor must include a copy of the city's letter of certification for each MBE/FBE firm with any bid requiring MBE or FBE utilization." Rollins & Greene Builders did not include such letters with their bid.
4. On 1/14/86 by certified mail No. P 071 043 394 I was awarded the above referenced bid.

I assume we will be contacted for a protest hearing before the County Board of Commissioners at the appropriate time.

Sincerely,



Joseph Prinz

Don says he can  
restate if you  
don't find it but  
appreciates your  
effort + the fact  
that you had me  
call — BJ  
(Pring)

according to the letter of December 12, from Mr. Alexander. Mr. Prinz is apparently replying to some comments made by Carl Mosely. I am referring to Page 4. Apparently Mr. Mosely wrote a memorandum to you, Don, objecting to Mr. Prinz' bid. One of them was, "therefore Assiduous had no arrangement at the time", and that phrase is underlined, "at the time, that qualified it for carpentry work". Okay. "and depending on who you believe, Assiduous may not have made any arrangement with Ed LaPrinz at the time, to be qualified, Ed Lopez, who is Ed Lopez.

PRINZ: Ed Lopez is a certified MBE who is directly certified as a carpet layer who is going to lay the carpet, and the . . .

MILLER: Carpentry here means, laying carpets, and not hammering.

PRINZ: No there is two different areas. Carpet laying and carpentry.

MILLER: Well this says carpentry. Carpentry was in question.

PRINZ: Ed Lopez is a carpet layer, and Assiduous was going to deal with him.

MILLER: Okay. In any event, then I skip down, and I look at your response and it says, "you say, during my discussion with Mr. Moseley, who is our County staff, he mentioned the county did not like the work done by Triple One Construction. I told him, I hoped Assiduous could do the work, if the County would go along with it. He told me once the contract was signed, I could change all my minorities if I maintained the 20% goal and got his approval." There are two things here that have me just absolutely confused. One, are we objecting to Assiduous or are we objecting to Triple One.

KAFURY: Why don't you let him answer.

MILLER: Let me give you the two parts. That is number one. Number two, did Carl Moseley say that because if Carl Moseley said that, then he certainly misled the client.

EICHMAN: Carl Moseley's memo to me is in terms of internal communications and is not something that relates to the award decision. I want that clear. The other part . . .

MILLER: That is not clear. What do you mean by dismissing that. This is now used in a public document, as evidence upon which we are to make a judgment. And it lists Carl Moseley's comment.

EICHMAN: I know, but Carl Moseley's comments, for the decision making that I made, the question of whether Assiduous was, or Triple One did good work, or bad work, was not part of the decision. That is what I want you to understand. It is the certification. It wasn't the quality of the work. That is the first part of your question.

MILLER: Okay, but as a result . . . Okay, thank you. Then as a result, is Triple One certified by the City to do this kind of work.

EICHMAN: I believe they are certified, yes.

MILLER: As an in pursuit of that debate between Carl and Mr. Prinz, apparently Mr. Prinz is saying here, before this body, that is sitting as a quasi-judicial body, and so I presume he is saying it on the record, and saying it truly, that Mr. Moseley told him he could change his minorities, as long as he maintained the 20% goal. I want to know, Mr. Prinz, is that a fact that you wish to testify to.

PRINZ: That is absoletely a truthful fact. I think that at the end of that, there is a statement which says, with approval by the County, or by Mr. Moseley.

MILLER: Yes . . .

PRINZ: Yes, that is an absoletely true statement.

MILLER: If you did that and got his approval, I take it his approval was, he wanted to approve the quality of the work. But apparently his comments seems to suggest that he led you to believe that you could change the minority worker at any time, after the contract was opened. That is what I am trying to establish.

PRINZ: As long as we maintain the goal, and had approval for the change by Carl Moseley, yes, that is a truthful statement. I don't believe that is part of our argument, but yes, if it is useful piece of knowledge, that is absolutely a true statement.

EICHMAN: I believe I can clarify that. We are at a point prior to award that we are making this decision today. Now, what Carl is referring to, and is in our specification, as Administrative Rules, is Post Award. Our decision on what information we have from all the primes, not just Mr. Prinz, what they submitted, for me as the Purchasing Director, to make a decision on award. That is where the conflict is. Carl's comments comes post award. Say we award to Mr. Prinz, and something happens to one of those subcontractors, then he would request the Purchasing Director, to substitute another minority firm, so that is a big difference, and that is pre-award, and that is what we are talking about here.

KAFURY: Am I correct, it is different that changing the contractor to remedy deficencies in the application.

EICHMAN. Yes. I couldn't say it better.

KAFURY: Is that correct.

KASTING: I just what to state for the benefit of people who might be wondering what Commissioner Miller was reading from, she was looking at Sections 60.070, Sub 7 of the County's PCRB rules, and that is the same rule that Don is referring to. It makes people nervous if something is cited, and not referenced.

SHADBURNE: I want to get back to the question I raised. Commissioner Miller was saying it seemed to be very clear. To me it doesn't in the County information, where we are talking about certification. It does not define certification other than saying by the City of Portland, but it doesn't say and be certified for what was listed. It just says certified.

EICHMAN: Exactly.

SHADBURNE: There is not a broad interpretation to say that as long as that person is listed as a minority business, they could do whatever they wanted.

EICHMAN: Maybe it would be helpful to make an analogy. Let me first state, the City does the County's certification within the policies that Commissioner Miller addressed earlier. Just as in my analogy here, if you say you must have a chauffeur's license, our bid doesn't go into the criteria for what is included in a chauffeur's license. So, if we go into what the City does for certification, we have an expert person to speak to that. Do you understand.

SHADBURNE: This is the problem of one government using another government, because sometimes, this is not the first time this type of thing has happened. Because we sometimes have two different criteria. He is not applying for a city contract, he is applying to us. The question is, we have to specify to him exactly what our criteria is. What I see in our County Code here, in our Administrative Rules, it just says certification. It doesn't say certified and be competent or listed for a particular job.

EICHMAN: Within that City Certification process, and getting that city certification, they are certified in particular areas. We didn't go into, as I will acknowledge, we did not in our specifications, go through the whole set of criteria that the City goes into in issuing that certification. So if the onus is on the County, what you are . . . our document should include the whole city certification process, then no, it does not.

SHADBURNE: I think our language, and I realize, frankly I find the situation a little confusing with the broad language. If we had added "certified and in a particular area of certification" or something like this, that would I think, have helped the problem today.

PRINZ: I have that list.

ANDERSON: They have that.

PRINZ: I understand that, the question is . . .

MILLER: I would like to see it.

PRINZ: and I would like to say that it says very specifically, "a brief description of the services offered in the areas of endeavor are mentioned for information sake only. The City of Portland makes no claims as to the availability, the technical expertise, the quality of workmanship, bonding, insurance, etc. . ."

SHADBURNE: IF it is saying it is for information only, that is different language than saying it is a criteria.

MILLER: Well, Madam Chair, maybe it would be helpful to hear from the City. It seems to me that we have two standards that are floating around here. One is qualification versus certification, and does certification only mean that it is a bonafide minority group or is it saying it is a certified minority group that . . .

KAFOURY: Let me, just clarify . . .

MILLER: Let me complete my sentence. That can perform this task at a professional level. That is my question.

SHADBURNE: Good point.

KAFOURY: We are expanding now beyond our original test fires. We are going to have to break at noon hour, because there are commitments that the Board has, and we are going to come back, are people willing to continue this this afternoon. I am going to give an opportunity as soon as we are finished with the City, which is out of order, because they have not had a chance to close, but I want to make sure that if any of the public comments, brief public comments need to be entered before we break for lunch, so we get an opportunity. So citizens can come back. Is that alright with you, Mr. Armstrong, and Mr. Prinz, to return after lunch. Alexander, I am sorry. You have been calling Mr. Freidman over here, so I guess I am taking a liberty with your name too.

ANDERSON: That will show you.

ALEXANDER: We will be here. I just want to make one comment. I mentioned to the County Counsel. It is my understanding from the rules, and it was also my understanding from a discussion I had yesterday, that this yearing was limited to the record. Which has been generated with a number of correspondence back and forth between the Purchasing Director office and Mr. Prinz, as well as the hearing we had. As a result of that, we haven't come here today with a whole bunch of witnesses to support what we are saying. I am a little concerned about hearing expert witnesses from the City of Portland and other things. That was just not my understanding under the rules of what we were going to be doing today, and frankly, like Mr. Prinz said, I don't know what the City of Portland is going to say, but I am not sure it is all that relevant. You have to make up your mind based on what was given the bidders, not what may have or may not be in the minds of the people at the City, and what may have or may not have been told some bidders and not others. Obviously, if . . .

KAFOURY: The issue is this decision of the Purchasing Director and it is not whether anyone else was qualified or not qualified. It is simply on the issue. Peter do you want to clarify

Kasting \_ options Board has.

Alexander: No objection to getting best information  
Sue Clovertan, City of Portland.

Shadburne: In lieu of that information, is there a legal answer with regards to what the County's qualifications were, or is this a judgement call that we have to decide whether or not our administrative rules were clear enough. In other words, I hear the City is very definite and the like, but in looking at our language, it seems to me that it doesn't specify specifically sufficient, particularly if these other jurisdictions that are not in their certification, not doing what the City of Portland is doing. Do you follow my question. In other words, are we . . .

KAFOURY: Are you asking Peter a question,

SHADBURNE: I am asking Peter if there is a clear legal answer or do we just have to make that judgement here, as a policy.

KASTING. I don't think it is really a question of a legal nature. I think what you are asking is whether the bid document tells the bidders what they need to submit is sufficiently clear.

SHADBURNE: Correct.

KASTING. And that is not a legal question per se, established by case law. It is matter of reading the document . . .

SHADBURNE: So we are back making that judgement.

KASTING: Whether given the information that was handed out to them, the bidder should have realized that they have to make sure their subs are certified under the city program for the particular task they are being hired for.

SHADBURNE: I understand. Thank you that helps.

MILLER: Well, Madam Chair, I wonder if I could ask a question of Don, and perhaps County Counsel could help. I am saddled with, it would be nice to be able to make a clean decision just looking at the language, but unfortunately, I am saddled with being with part of the Board that voted for this, and therefore I feel this, some responsibility to try to piece our legislative intent at the time of passing that. It may have no bearing, and I am not recommending anyone be swayed by this, but I would like to try to be consistent here. So I am looking at our, the code and procedures that have been suggested. Clearly, one of the first things we wanted at the time of passing our MBE program, was that we wanted to make sure that we sought out and had a list of reputable minority businesses and female operated businesses who were contractors to utilize in subcontracting. That I know was one of our purposes. And that seems to be reflected in our desire to piggyback with the City, that had an enviable job of searching and finding, and so I recall that historically, we just cut across having to do that ourselves by piggybacking on the

City's search project. The question of qualification is not so clear in my mind. So now I am referring to our own process which you showed me that shows that if the County feels that the minority business person is legitimately minority business, but not qualified, we can object after the bid, and the main contractor has a right to make that up. So, I am going back to my original inclination which was, one, the intent was to to simply for the matter of administrative ease, try to get the city to do our work for us, it was not totally and completely exclusive of any other thing as the good will issue was, a case in point. No. 2, I don't think it was intended to be a matter of determining what qualifications, so I don't know if we are really, because Ms. Clovertanz made a decision to stick them into the service, all we want to know is are these, is this a legitimate minority business company. If they are, then we can argue about how qualified they are at any time, after the bid is opened, before the bid is opened, while the bid is open. Now is there some flaw, Don in my trying to re-capture the historical movement of this thing.

EICHMAN: You probably have more history and recollection of the program since I came into it, I think, later on in the process.

MILLER: That's right, you were not with the program yet.

EICHMAN: I wasn't with it originally, but did make the subsequent changes. When we elected to honor the city's certification, we didn't specify that we would honor certain parts and not honor others. It was a blanket certification. Now the u nderstanding, let me tell y ou the history of the administration of it, which I can speak to. We have without exception, honored the city's determination in every area. This is consistent. If it has been wrong, it has been wrong for a number of years. But, if the City tells a firm that they are not an MBE, they don't appear on the list, and we do not honor them. So that is certification issue, I am in agreement with you there. If in the area that has come up today, which is less clear, that in a particular subcontract area, they are not qualified to work in that area, the venders that we have dealt with, the prime contractors, have not submitted those. This is the first case where that has been in question and is before you. I as the administrator have not blinked at the City's stipulation of qualified areas and have accepted those throughout the program, and I think if you look at the history, this is the first one, we have had millions of dollars in construction come before you and go out and be bid, that we have been consistent in that, and if it is in error and has been omitted, it has been consistently i n error, and consistently omitted. That would be my response to that.

MILLER: Let me say in your defense, I think it is a good, and I may want to call it an error, it is a good policy. I mean obviously, we want MBE people who are really MBE's and we certainly want them to be qualified. But the point is, our own code allows us to make an objection after the bid is opened.

KAFOURY: NO, I think you have misunderstood. what that is.

CASTING: The SEction that you are referring to, well, reads as follows: If a circumstance arises after the award that reduces MBE and FBE participation, the following procedures will be followed." It goes into procedures for changing MBE/FBE subcontractors". The primary application of this section is in situations such Don mentioned earlier, the clearest example would be the MBE that you originally specified in your bid goes out of business

EICHMAN: Before we award, when we open, we review each bid, as I identified the process earlier, looking to certain things. We have not made an award in this bid. In looking at, we have to look at what was submitted at the time, because we are looking at not just, as I mentioned earlier, Mr. Prinz but other vendors who were competitively bidding for this, and we go through the same criteria for each of them. And we drew a question as to Assiduous certification to do the work in that particular area.

MILLER: And my point in reply to you Peter is that while the code that you are showing us gives the examples of the kinds of occasions in which it would be possible to reconsider and allow new minority businesses to be supplied, again I don't think that is inclusive of every example, and that if Mr. Prinz acted in good faith in contacting 12 minorities, and found afterwards that by our standards, it was not qualified, certified yes, qualified now, by our standards, that Mr. Prinz in my judgement, at this moment, till three minutes later that I hear something else, has a legitimate complaint because that idea of notice of non qualification coming after the bid is opened, but acknowledging that the person is certified, would be one of those circumstances in which it would occur to me he could go back and find another vender. And seems to me what Moseley if he is being accurately recorded is actually saying. Is this incorrect?

Eichman: Let me speak to that one. For this reason. I have not done that before. It is a post award, after we make the decision to award, then circumstances would come where we could change the subcontractors.

MILLER: Oh, you are saying after the award is something different than after opening the bid.

EICHAMN: That's right. I would love to be in that position. I wish the award decision was behind me. I could think of other people too. The key here is at the time of bid opening, what did Purchasing have before it to make the decision of award. And that is, we don't allow the change because that would open it up to the rest of the vendors to make changes before me, and I just cannot do it. That is the error. It is preaward, post award, and that is the distinction. No changes until the award has been made.

MILLER: What is the difference, the limbo state, pre-award and award, just a letter saying you've got the bid.

EICHAMN: Exactly, and that is a very, you hit a very key thing. Until the Purchasing Agent issues a letter of award, there is not award. And Carl Moseley can talk and the buyer can talk. The language is, and this is important to know, because you have many bids before you, apparent low bidder is, but until they get in hand, they shouldn't lift their hammer.

If you understand my language.



# MULTNOMAH COUNTY OREGON

DEPARTMENT OF GENERAL SERVICES  
PURCHASING SECTION  
2505 S.E. 11TH AVENUE  
PORTLAND, OREGON 97202  
(503) 248-5111

DENNIS BUCHANAN  
COUNTY EXECUTIVE

## MEMORANDUM

TO: Board of County Commissioners  
FROM: Don Eichman, Director  
Purchasing Section  
DATE: January 30, 1986  
RE: B61-100-0649  
GILL BUILDING CLINCIS & OFFICE REMODEL - PHASE I

On January 15, 1986, Mr. Prinz had sent a letter asking for a hearing and raising four issues. The following is a response to the four issues raised.

1. Rollins & Greene had listed Penn-Nor and CIS as MBE firms and ACE as FBE firm. ACE was not counted towards the FBE goal since they were not certified by the City of Portland as FBE at the time of bid opening. Penn-Nor is an MBE firm while CIS is both minority and female. Table I shows a portion of CIS' subcontract dollars were used to meet the FBE goals and the rest used to meet the MBE goals.

TABLE I

Basic Bid - \$383,874

Requirements

|          | <u>MBE</u>               | <u>FBE</u>           |
|----------|--------------------------|----------------------|
| CIS      | \$17,136                 | \$19,194             |
| Penn-Nor | \$57,926                 |                      |
|          | <u>\$75,062 (19.55%)</u> | <u>\$19,194 (5%)</u> |

Rollins & Green achieved 19.55% MBE, which was rounded off to 20% following customary practice, and 5% FBE participation.

2. It is correct AC&E is not certified by the City of Portland as FBE. As a result, they are not used towards meeting the FBE goal.

Memorandum / BCC  
January 30, 1986  
Page 2

3. Even though the bid specifications state the contractors must furnish a copy of the City's letter of certification for each MBE/FBE firm listed, none of the bidders submitted letters. In testimony before the Commissioners on January 9, 1986, this issue was raised and my response was that I had not considered the form a substantive issue upon which to reject all bids since we routinely contact the City of Portland to check the current status of MBE/FBE firms since firms could be decertified by the City of Portland
4. On January 13, 1986, an award letter was issued in error to Prinz Construction which he received on January 14, 1986. However, the bid bond sent at the same time, was returned to Prinz Construction. The return of a bid bond is a routine procedure with bid rejections. At 10:30 A.M. on January 15, 1986, I telephoned Mr. Prinz and explained the error to him, and a telegram was sent to confirm the correction.

Despite the error, Mr. Prinz was present when the Board of County Commissioners, acting as the Public Contract Review Board, upheld the rejection of Prinz Construction for failure to meet the minority bid requirements.

DE/AH/clS

HOFFMAN, MATASAR & GLAESER  
ATTORNEYS AT LAW  
SUITE 330  
1020 S.W. TAYLOR STREET  
PORTLAND, OREGON 97205

JESS M. GLAESER  
JANET LEE HOFFMAN  
LAWRENCE MATASAR

January 30, 1986

TELEPHONE (503) 222-9830

HAND DELIVERED

Members of the Board of County Commissioners  
1021 S.W. Fourth, Room 606  
Portland, OR 97204

RE: Hearing re: Bid No. B61-100-0649,  
Appeal of Prinz Construction

Dear Members of the Board:

The undersigned law firm represents Rollins & Green Builders. Rollins & Green Builders is the general contractor who has been awarded the contract on the above-noted bid. That contract was awarded to Rollins & Green on January 13, 1986. Rollins & Green has issued contracts to all of its sub-contractors as well as issued purchase orders to all of its suppliers for performance on the contract. In addition, supplementals have been received by Rollins & Green from two sub-contractors, amounting to more than \$100,000.00 in commitments. Pursuant to the terms of the contract, the project must be completed within 120 days.

As you are well aware, Prinz Construction was the apparent low bidder. However, the Purchasing Division rejected the Prinz bid as being non-responsive. Prinz Construction appealed the decision of the Purchasing Division. After a full hearing held before the Board of County Commissioners, the Board unanimously agreed to uphold the decision of its Purchasing Division. The contract was then awarded to Rollins & Green.

Prinz Construction now appeals the decision of the Purchasing Division to award the contract to Rollins & Green. While we do not oppose the right of Prinz Construction to be heard by the Board of County Commissioners, it is clear that the Administrative Rules of the Public Contract Review Board do not allow an appeal such as the one sought by Prinz Construction.

Rule 40.090 of the PCRBA Administrative Rules sets forth the sole procedure whereby a contractor or bidder may appeal to the Board. A review of the entire body of Administrative Rules before the PCRBA clearly indicates that there are no avenues of appeal other than those set forth in Rule 40.090.

PCRBA Administrative Rule 40.090 states that a contractor or bidder may appeal to the Board in four very specific and limited instances. A contractor may appeal: (1) a Notice of Denial of Qualification; (2) Notice of Conditions Varying from

Members of the Board of County Commissioners  
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Application for Pre-Qualification; (3) a Notice of Revocation for Pre-Qualification; and (4) a Notice of Product Disqualification under Rule AR 20.040. None of those four instances apply in this situation. Prinz Construction has already appealed the Notice of Denial of Qualification issued to it. The pre-qualification procedures were not applicable to this contract and therefore there was no revocation of pre-qualification or Notice of Conditions Varying from Application for Pre-Qualification. Finally, no Notice of Product Disqualification under Rule AR 20.040 was issued in the course of the letting of this particular bid.

As is obvious, the appeal of Prinz Construction does not fall into any of the four categories or instances where a contractor or bidder may appeal. A very simple answer to Prinz Construction's appeal is that Mr. Prinz has had his day in court through the process of his appeal from the Denial of Qualification. There is no further basis for the Board exercising jurisdiction over the currently pending appeal. Prinz Construction may have other remedies to it, but those remedies clearly do not involve this appeal or any additional appeals before the Board.

For the reasons set forth above, I strongly urge the Board of County Commissioners, acting as the Public Contract Review Board, to deny the appeal of Prinz Construction.

Respectfully submitted,

JESS M. GLAESER

JMG/ibr  
cc: John B. Leahy, County Counsel  
James Green

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JESS M. GLAESER

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cc: John B. Leahy, County Counsel  
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# MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS  
ROOM 605, COUNTY COURTHOUSE  
1021 S.W. FOURTH AVENUE  
PORTLAND, OREGON 97204

PAULINE ANDERSON • District 1 • 248-5220  
GRETCHEN KAFOURY • District 2 • 248-5219  
CAROLINE MILLER • District 3 • 248-5217  
EARL BLUMENAUER • District 4 • 248-5218  
GORDON SHADBURNE • District 5 • 248-5213

## NOTICE OF HEARING

The Multnomah County Board of Commissioners, sitting as the Public Contract Review Board, will hear an appeal on Thursday, January 30, 1986 at 1:30 P.M. in Room 602 of the Multnomah County Courthouse, 1021 SW Fourth, by Joseph Prinz Construction on the award of Bid B61-100-0649, Clinics and Offices Remodel of J. K. Gill Building to Rollins and Greene Builders.

BOARD OF COMMISSIONERS OF MULTNOMAH  
COUNTY, SITTING AS THE PUBLIC CONTRACT  
REVIEW BOARD

JANE MCGARVIN, CLERK OF THE BOARD

JM  
1-23-86

0053C.28



# MULTNOMAH COUNTY OREGON

DEPARTMENT OF GENERAL SERVICES  
PURCHASING SECTION  
2505 S.E. 11TH AVENUE  
PORTLAND, OREGON 97202  
(503) 248-5111

DENNIS BUCHANAN  
COUNTY EXECUTIVE

## MEMORANDUM

TO: Board of County Commissioners  
FROM: Don Eichman, Director  
Purchasing Section  
DATE: January 30, 1986  
RE: B61-100-0649  
GILL BUILDING CLINCIS & OFFICE REMODEL - PHASE I

On January 15, 1986, Mr. Prinz had sent a letter asking for a hearing and raising four issues. The following is a response to the four issues raised.

1. Rollins & Greene had listed Penn-Nor and CIS as MBE firms and ACE as FBE firm. ACE was not counted towards the FBE goal since they were not certified by the City of Portland as FBE at the time of bid opening. Penn-Nor is an MBE firm while CIS is both minority and female. Table I shows a portion of CIS' subcontract dollars were used to meet the FBE goals and the rest used to meet the MBE goals.

TABLE I

Basic Bid - \$383,874

Requirements

|          | <u>MBE</u>               | <u>FBE</u>           |
|----------|--------------------------|----------------------|
| CIS      | \$17,136                 | \$19,194             |
| Penn-Nor | \$57,926                 |                      |
|          | <u>\$75,062 (19.55%)</u> | <u>\$19,194 (5%)</u> |

Rollins & Green achieved 19.55% MBE, which was rounded off to 20% following customary practice, and 5% FBE participation.

2. It is correct AC&E is not certified by the City of Portland as FBE. As a result, they are not used towards meeting the FBE goal.

3. Even though the bid specifications state the contractors must furnish a copy of the City's letter of certification for each MBE/FBE firm listed, none of the bidders submitted letters. In testimony before the Commissioners on January 9, 1986, this issue was raised and my response was that I had not considered the form a substantive issue upon which to reject all bids since we routinely contact the City of Portland to check the current status of MBE/FBE firms since firms could be decertified by the City of Portland
4. On January 13, 1986, an award letter was issued in error to Prinz Construction which he received on January 14, 1986. However, the bid bond sent at the same time, was returned to Prinz Construction. The return of a bid bond is a routine procedure with bid rejections. At 10:30 A.M. on January 15, 1986, I telephoned Mr. Prinz and explained the error to him, and a telegram was sent to confirm the correction.

Despite the error, Mr. Prinz was present when the Board of County Commissioners, acting as the Public Contract Review Board, upheld the rejection of Prinz Construction for failure to meet the minority bid requirements.

DE/AH/clS

HOFFMAN, MATASAR & GLAESER  
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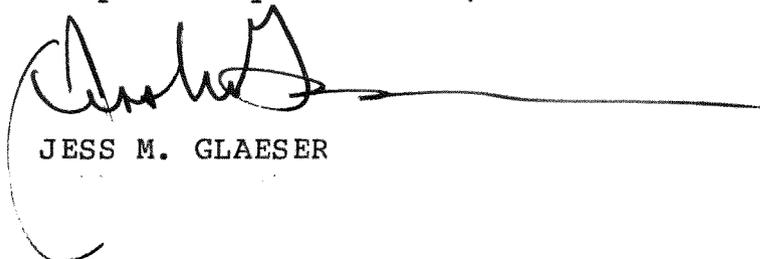
Members of the Board of County Commissioners  
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Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jess M. Glaeser', is written over a horizontal line. The signature is stylized and cursive.

JESS M. GLAESER

JMG/ibr

cc: John B. Leahy, County Counsel  
James Green

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cc: John B. Leahy, County Counsel  
James Green

+9/001100000



Nita Lomax  
**MULTNOMAH COUNTY OREGON**

DEPARTMENT OF HUMAN SERVICES  
426 S.W. STARK, 7TH FLOOR  
PORTLAND, OREGON 97204

1/23/86  
Hand Delivered

Jane McGarvin  
Clerk of the Board  
Bldg. 101/606

2111 NE Holman  
Port 97211

James Greene

Rollinst Greene

B:8 -  $\frac{1}{N}$

①. Revision / PCB  
Rule.

W P G L  
u - sub  
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GORDON SHADBURNE • District 5 • 248-5213

## N O T I C E

On January 30, 1986, the Multnomah County Board of County Commissioners, sitting as the Public Contract Review Board, considered an Appeal by Joseph Prinz Construction of the award of BID B61-100-0649, Clinics and Office Remodeling of the J.K. Gill Building, in which the decision of the Purchasing Director was upheld.

A copy of the letter regarding Board action is enclosed.

BOARD OF COUNTY COMMISSIONERS

By \_\_\_\_\_  
Asst. Clerk of the Board

BJ  
3/13/86