



Interfaith  
Alliance on  
Poverty

## AUGUST 2019 NEWSLETTER

### “On A Mission to Alleviate Poverty in the Portland Region

*“We have a calling to empower every brother and sister in our community facing hardship and hopelessness. We walk together as an alliance of interfaith communities because we believe doing*

*things together is better than doing them alone. We lead with our hearts and open our minds to understand the causes of poverty and the challenges of escaping it. We work hand-in-hand with families living in poverty by encouraging and supporting them as they move to stability. We boldly advocate for systemic change to help eliminate the root causes of poverty. We know the road is long but we believe as Martin Luther King, Jr. did when he said, “faith is taking the first step even when you don’t see the whole staircase.”* **Tom Hering**

### SUMMER REFLECTIONS – B.Gregg



Portland, OR -- Willamette River

*Many of us are enjoying these last “lazy, hazy, crazy days of summer” -- relaxing as we can, taking refreshment from the outdoors, perhaps a trip to the beach or a mountain lake.*

*Although poverty never takes a vacation, street dwellers and urban campers also enjoy the gifts of summer, with longer days and warmer nights. People tend to be healthier. Sunshine makes everyone feel better. Hope is in the air.*

*We may want to use this time to consider how -- working together-- we may make it possible for the blessings of life – social justice, a fair wage, good education, proper health care and a decent home -- to be available to all.*

*Then we can enjoy the benefits of summer all year long!*

### GOOD NEWS from the Oregon State Legislature--

The 2019 Oregon State Legislature **capped rent hikes and made it harder for landlords to issue no-cause evictions.** In addition, **\$150 million** was set aside to fast-track construction of more **affordable housing**, and another **\$150 million** for other **housing pilots and priorities.** **Zoning bill** to permit denser housing was approved.

**A \$9 million budget was approved for K-12 schools.** Although not as much as some advocates had pushed for, the funding represents a significant increase over the previous budget.

<https://www.oregonlive.com/politics/2019/07/winners-and-losers-of-the-2019-oregon-legislative->

## HOUSING CRISIS IN PORTLAND AND ACROSS THE COUNTRY - B. Gregg



Take your pick.... Which address looks right to you? Few of us would pick the bench, but every night approximately 2,000 Portlanders sleep somewhere on the city streets, alleys, parks, doorways, under the bridge, or wherever they can find a space, summer and winter. We know that lack of affordable housing is driving the problems not only of people living on the streets, but wage earners who cannot afford the rising cost of housing in Portland. And it turns out Portland is not alone. Many cities across the country are having the same experience. *The following is an article from the June 16 issue of the New York Times by Emily Badger and Quoctrung Bui:*

### CITIES START TO QUESTION AN AMERICAN IDEAL:

#### “A House With a Yard on Every Lot”

“Single-family zoning is practically gospel in America, embraced by homeowners and local governments to protect neighborhoods of tidy houses from denser development nearby. But a number of officials across the country are starting to make seemingly heretical moves. **The Oregon legislature this month will consider a law that would end zoning exclusively for single-family homes in most of the state.** (NOTE: **Zoning law was approved by the Oregon legislature.**) California lawmakers have drafted a bill that would effectively do the same. In December, the Minneapolis City Council voted to end single-family zoning citywide. The Democratic presidential candidates Elizabeth Warren, Cory Booker and Julián Castro have taken up the cause, too.

**A reckoning with single-family zoning is necessary, they say, amid mounting crises over housing affordability, racial inequality and climate change.** But take these laws away, many homeowners fear their property values and quality of life will suffer. The changes, opponents in Minneapolis have warned, amount to nothing less than an effort to “bulldoze” their neighborhoods.

Today the effect of single-family zoning is far-reaching: **It is illegal on 75 percent of the residential land in many American cities to build anything other than a detached single-family home.** That figure is even higher in many suburbs and newer Sun Belt cities, according to an analysis The Upshot conducted with Urban Footprint software reflect the belief that denser housing can be a nuisance to single-family neighborhoods just as a factory would be. That conviction is at least as old as the 1926 Supreme Court decision that upheld zoning in America. **Apartments, the court warned, block the sun and air.** They

bring noise and traffic. They act as a parasite on single-family neighborhoods — “until, finally, the residential character of the neighborhood and its desirability as a place of detached residences are utterly destroyed.” **Today, the very density that the court scorned is viewed by environmentalists as an antidote to sprawling development patterns that feed gridlock and auto emissions. It’s viewed by planners as an essential condition to support public transit, and by economists as the best means of making high-cost cities more affordable.**

Single-family zoning “means that everything else is banned,” said Scott Wiener, a California state senator, speaking this spring at the Brookings Institution in Washington. “Apartment buildings — banned. Senior housing — banned. Low-income housing, which is only multi-unit — banned. Student housing — banned.” Cities regularly “upzone” individual neighborhoods or properties to allow more housing options. Minneapolis’s remarkable approach was to upzone every single-family neighborhood at once. That was the fairest solution, officials argued. **Oregon’s bill (approved by the Oregon legislature) would allow options as dense as fourplexes across cities larger than 25,000 people and within metropolitan Portland, and it would permit duplexes in towns of at least 10,000. Portland has spent several years planning its own zoning changes to single-family neighborhoods, amid opposition by homeowners. But the prospects for such ideas have improved from even two years ago.**

**“Wages are up, people are working, unemployment is way down — and people can’t find a place to live,” said Tina Kotek, the speaker of the Oregon house and the author of the new bill.** The dissonance between those facts, she said, is changing the politics of zoning. The state has long regulated “urban growth boundaries” intended to protect farmland and green space beyond cities. But even so, many communities have been reluctant to grow denser inside those boundaries. **In Oregon, the joke goes, people hate sprawl and density. “At some point,” Ms. Kotek said, “something’s got to give.”**

<https://www.nytimes.com/interactive/2019/06/18/upshot/cities-across-america-question-single-family-zoning.html?smid=pl-share>

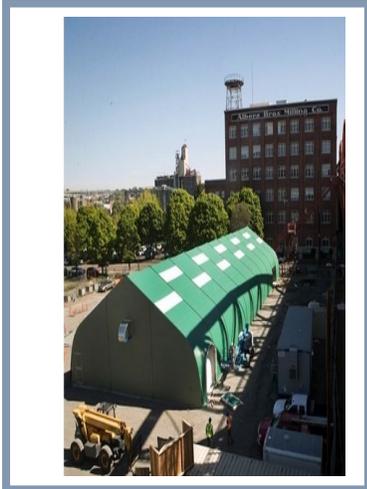
## EAST SIDE PORTLAND WELCOMES BLACKBURN CENTER - B. Gregg



Photo: Zane Sparling Pamplin Media Group

The Blackburn Center, named for the former CEO and president of Central City Concern, Ed Blackburn, was opened on Tuesday July 8<sup>th</sup>, at 12121 NE Burnside adjacent to the MAX NE 122<sup>nd</sup> train station. A crowd gathered to participate in the opening including Portland Mayor Ted Wheeler and Multnomah County Chair Deborah Kafoury.

Zane Sparling reports in the July 10th Portland Tribune that **“The hulking six-story structure will offer beds to at least 176 Portlanders – with a mix of units for those fresh out of hospitals or detox programs sober living spaces for transitional patients and rent-supported flats with work requirements. A two-story, 40,000 square foot clinic and pharmacy is expected to provide mental, addiction and primary medical care to 3,000 annually.”**

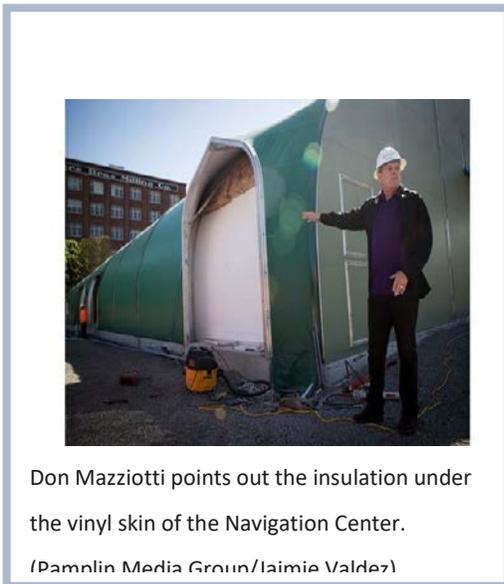


## OREGON HARBOR OF HOPE: THE RIVER DISTRICT NAVIGATION CENTER

REFLECTIONS BY DON MAZZIOTTI -by Joseph Gallivan, Portland Tribune-

*During our recent engagement with Mayor Ted Wheeler and his staff, we learned that “Navigation Centers” are now considered one of Portland’s most promising efforts to confront homelessness. Don Mazziotti’s “reflections” provide additional insight. B. Gregg*

Everyone has an opinion of how the homeless got where they are and how the "problem" can be fixed. The latest project to make it past the fantasy stage and into concrete and steel is by Oregon Harbor of Hope. The curved, green River District Navigation Center popped up in April under the west end of the Broadway Bridge, on vacant land owned by Prosper Portland. According to Don Mazziotti, Oregon Harbor of Hope's Managing Director, **the target is a certificate of occupancy by July 1 and to be operating by August 1.**



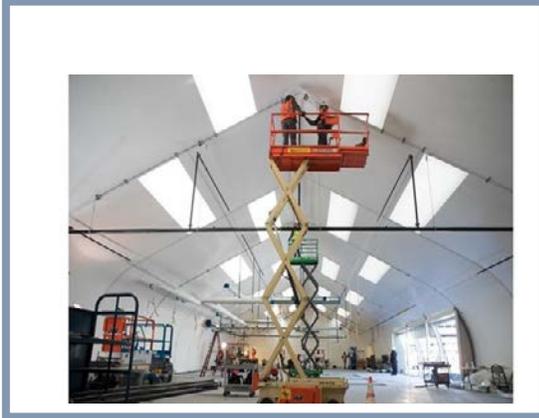
Don Mazziotti points out the insulation under the vinyl skin of the Navigation Center.

(Pamplin Media Group/Jaimie Valdez)

**"There'll be no loitering, no camps around it,"** he said on a recent hard-hat tour. **"There will be one point of entry, on Naito, and you'll need a reservation, which can't be made on site. If you don't have a key card, you can't enter."** He adds, **"It's a temporary facility and a temporary stay. Ideally, a guest at the center would stay no more than 90 days, so you can turn the facility over. We can serve maybe 300 people a year."**

Asked who will come here, and if they are people who would otherwise be in shelters, Mazziotti has a clear but broad definition. **"For the most part these are people who are on the street and are ready to come into an enclosed space."**

When the entrance on Northwest Naito Street is glazed, lit and has its security cameras installed, it will look even more permanent. **The front third of the 9,000-square-foot building will have intake areas where guests will be entered in a database — the better to track their status and needs.** They will see "acute care but not primary care" medics and social workers. **The middle area will have offices and the rear third will have bunk beds for 110 males.** The land around it will be fully landscaped and there will be a patio, presumably welcoming to smokers since the building is strictly no smoking.



**Sprung steel:** Harbor of Hope has a five-year lease on the land, but the structure itself is designed to last at least 25.

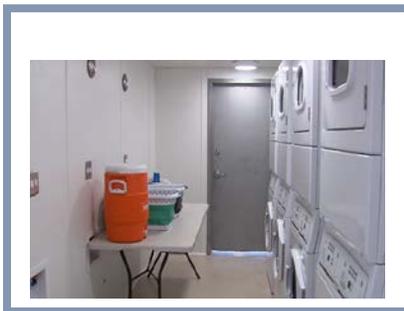
**It's a 21st Century Quonset hut,** although it is much more customizable and needs skilled labor to assemble it. Its inner and outer walls are made of vinyl stretched tight over a steel frame. There is insulation, full plumbing and power, and it all sits on a one-foot-thick concrete pad.

(Such sprung structures are already in use for a church in Tigard, at Intel for research and at PDX airport for storage.) **"It must be comfortable, and we want it to be**

**attractive, and we want the neighbors to be half-way comfortable with it too,"** he says as he strides across the gravel. Workers paint pipes inside the vinyl and steel structure, which cost \$400,000 and has a lifespan on 25 years. (Pamplin Media Group/Jaimie Valdez)

**Navigation centers exist in other forms, and in other cities, but this is the first of its kind in Portland.** There are already groups offering service to the homeless, but **the idea of a navigation center is to have those functions in one place:** food, shelter, medical care, social services such as help with claiming benefits and finding affordable housing. Homeless shelters often provide a meal, a shower and a bed, but send people away in the morning.

Asked how he sells the idea to skeptics, Mazziotti says, **"I tell them these are our people, this is our community. It's our responsibility to make it work."** In the alphabet soup of people trying to help the homeless in Portland, Mazziotti says Harbor of Hope has its niche. ***"We do what nobody else is doing. Nobody's built a navigation center. Or Portland Street Medicine: no one was delivering on-street or in-camp services. The shower trucks and laundry trucks, no one is doing it."***



Oregon Harbor of Hope unveiled their new mobile shower-and-laundry trucks for the homeless, June 19, 2019 (KOIN) The two box trucks will provide on-the-spot cleanup for less-than-sanitary people. They will operate five days a week with stops scheduled at schools, churches, and encampments across the city. **The laundry truck has six washer-dryer stacks in it. The shower truck has six showers.** Both trucks have barber's chairs. "It transforms people to have a shower if they haven't had one for six months, get a haircut, get cleaned up," he says.

**He says they are also working on a transitional housing concept, and a second navigation center for the east side to serve people in the many camps along I-84, Interstate and 82nd avenues.** "I don't want to name any place because it will scare people off. There will always be constant opposition to whatever it is we do, but it will be east side. **If you look at the police maps of where the camps are you can see the northeast and southeast side they need**

something to help the people who are there. It's just a matter of whether the local leadership believes it is something that will help people get off their streets and on to something better, through a program of this kind." <https://www.koin.com/news/local/multnomah-county/gimme-shelter-harbor-of-hope-moves-forward/1998939163>  
<https://www.google.com/search?q=Harbor+of+Hope+shower+trucks&ie=&oe=>

## JULY 2019 MEETING NOTES

### A Home for Everyone Coordinating Board – July 10, 2019 Meeting -by John Elizalde

This group coordinates the work being done to support the homeless population of the Portland and Multnomah County area. HUD requires that jurisdictions receiving funds must have a group like this to assure there is a continuum of care for people getting federal housing funds. This is to assure that agencies are talking to each other and working together in service to people getting federal dollar. It is comprised of local government agencies and non-profits working to alleviate the suffering of those without homes. It meets monthly, the first Wednesday of each month in the Multnomah county building (Hawthorne and Grand), 3 -5p, and conference room 315. The public is invited to attend but not participate (although a person can sneak in a pertinent question from time to time.) The director of **the Joint Office for Homeless Services, the director of JOIN and the housing director of Transition Projects, Inc.** chair the coordinating committee. There are workgroups that support the homeless services efforts and their efforts are part of the committee's interest.

**County Economic Dignity Report** - Multnomah County 5-year property report will: address the various governmental definitions of poverty (different agencies have different definitions and the definitions drive who is included); cover demographics; cover geography; discuss how geography affects economic opportunity; explain the impacts of poverty; and provide a framework for addressing poverty.

**Kris Smock, a consultant to the county, described specific areas to be covered:**

1. **Prioritize the elimination of inequities** affecting people of color, immigrants and refugees, women, children and youth, single-parent households, and people with disabilities.
2. **Tailor services** to meet the distinct characteristics and needs of different types of poverty and economic situations.
3. **Ease the experience of poverty** and make it possible for all residents to meet their basic human needs with dignity.
4. **Equip people to move out of poverty** by providing pathways to economic independence.
5. **Invest in the well-being and development of children and youth.**
6. **Address geographic disparities** so that all the county's residents have equitable access to resources and opportunities.
7. **Pursue structural solutions and policy changes** that seek to end the conditions that cause poverty.
8. **Prioritize partnerships and strategic** coordination with other jurisdictions and community partners.
9. Pursue opportunities for cross-system collaboration and alignment for greater impact.

**Office of Housing and Community Services – Data Sharing:** The legislature is seeking a useful data set of housing and homelessness in the state. The office has begun discussions with a variety of local agencies and jurisdictions statewide about sharing data in order to track length of time homeless, returns to housing or homelessness, tracking people who move, etc.

**Joint Office Budget FY 2020:** Attendees were reminded of the priorities adopted by the board

- Protect people in the housing they have
- Protect placement capacity of culturally specific providers
- Protect current shelter capacity
- Consider impact on leveraged outside resources
- Consider impact on programs that are effectively reaching communities of color.

***I noted that there was no priority given to people currently unsheltered.***

The Joint office has 26.5 FTE, \$66.2 million from the county (40%), city (49%) and the state/feds (11%). The funds are divided into 53% supportive housing and placement, 30% safety off the streets and a variety of smaller programs (diversion, employment, admin, etc). 93% of the office funds are used for contracted services; 5% go to personnel costs. City and county have additional resources devoted to health and other programs not included in the Joint office budget. The Joint office budget is very similar to FY 19 except for a one-time capital feature for shelter space. An interesting note: the non-profit agencies were given a 4% COLA for their government run programs. This provided some of them internal struggles as they did not get that kind of increase from non-government funders.

***We must show up and make our opinions heard during the city and county budget processes. This is true for the total office allocation as well as the priorities within that allocation. Public comment mattered in getting this budget approved and it will matter next year.***

**Housing at the Legislature Update:** *The most wonderful Alison McIntosh provided an ‘end of session’ report on the housing results of the 2019 legislature. Little was said and none needed to be said about how bizarre the session was. Housing did extremely well during the session because the statewide crisis is recognized by both parties and the legislative skill of key advocates such as Tina Kotek and Alysa Keny Guyer made a big difference.* The Oregon Housing Alliance website has the full session recap: [oregonhousingalliance.org/2019-legislative-session-recap/](http://oregonhousingalliance.org/2019-legislative-session-recap/)

## **Hill Block Project Working Group - July 10 Meeting** by John Elizalde

The working group is tasked with designing the use of the large block NW of the corner of NE Russell and NE Williams. It had been the heart of the African American community that was removed for the construction of Legacy Emanuel Hospital. Legacy Health Systems is prepared to give the land to the city and the working group was appointed in early 2018. Over the last several months the group created a memorandum of agreement with the city and Prosper Portland (nee the Portland Development Commission) along with other accomplishments. The MOU was signed Sept 5, 2018.

**Agenda included:** pace and concerns on how the group is moving forward; development of potential models; and confirmation of community engagement approach and roles/responsibilities.

- **Desired meeting outcomes were:** clarity and implementation of the Reverse Phase Planning; and potential models for community engagement/development and finance.
- **Concerns/Pace:** The group needs to involve elders who may have been directly impacted when property taken and determine what the working group’s project is.  
(<https://prosperportland.us/wp-content/uploads/2017/04/Hill-Block-PWG-MOU.pdf>)

- **The PGW will:** -Define and drive a transparent, community-centered process; -Direct the visioning and community engagement processes; -Select the developer/development team and programming of the project; -Coordinate efforts with the N/NE CDI Oversight Committee and the N/NE Housing Strategy Committee; and -Operate according to their signed Charter as attached. <https://prosperportland.us/wp-content/uploads/2017/04/Hill-Block-PWG-Charter.pdf>

## **Bond Oversight Committee - July 18 Meeting - By Sarah Carolus**

### **PORTLAND HOUSING BOARD UPDATES:**

- **The Bond Oversight Committee Charter** was amended to extend the length of terms for both Chair and Vice Chair positions to 2 years. This change will extend the terms to the October 2019 meeting. There is currently no Vice Chair and the October meeting will replace people at both positions.
- **The City Audit done in June, 2019**, recommended that 1) ballot measure commitments need to be emphasized as primary to any framework criteria, particularly around priority communities, with the framework criteria as guidance only. 2) Bond decisions need to be accompanied by information about rationale for decisions, including project feasibility and alignment to Bond policies and priorities. 3) evaluation is needed of the new process for reaching target populations with Bond projects that are now not City owned.
- A financial audit is being done by a firm independent of the City and will be completed by November. **It will audit 11/2016 through 6/2019 (the same period as the City Audit) and will determine the fiscal responsibility of the Bond program. Financial audits will then be done annually.**
- **There are 22 proposals in the current solicitation period.** The 3 City owned sites – Westwind, Joyce and NE Prescott - have 8 different proposals. 7 proposals are east of 205 and 2 are in north Portland; these are priority areas.
- **The evaluation process for the current** solicitation is 1) a threshold review to make sure all basic requirements were met 2) a technical and financial feasibility review and ranking of projects, which is in process now 3) interview and presentations of proposals with a community review committee.
- Because of Measure 102 passage last November, **PHB can use Bond funds without having capital costs, such as land or other City assets.** With the absence of capital, there will be a “program delivery fee” to projects funded by the Bond which will pay for PHB administrative costs. It will be capped at 7%, but might be less and will be charged to project partners after the closing of Bond financing.
- **The property at 30th and Powell now has a construction company and the schematic design** will be completed by the end of July. There will be 180 units at 5 stories and will cost \$50 million. The neighborhood association met with PHB to discuss concerns.

### **METRO HOUSING GOALS & UPDATES:**

- A Metro Bond implementation team is now set up with basically the same PHB personnel being used as for the City Bond. PHB feels that most of the City Bond work will be done before the Metro Bond

process starts and they have procedures and experience in place from their earlier work. Perhaps 1 or 2 more positions will need to be added for underwriting and closing work. · **Home Forward** will manage the projects for much of Washington County and Gresham.

· The production goals for Portland and PHB are: 1415 units, 539 of those units will be for 0-30% AMI population, 737 units will be family sized, defined as 2 bedrooms or more, \$189 million is the available funding. The amount of funding and production goals come from population percentages of the 3 affected counties. · **There is 1 project, Dekum Court**, which is a Home Forward project that is in Portland and already has Metro approval. · **The Metro money available for the amount of units to be built is less than the Bond financing, but leverage is now possible with Measure 102 passage.**

· **Engagement forums, surveys and email feedback have taken place since March.** Those engaged were from 11 cultural communities, housing agencies, stakeholders and advocates for disability rights. There were 6 presentations at public meetings, including the one at this meeting. Emerging themes are 1) there needs to be a focused effort to reach immigrant and refugee communities, using multiple means 2) policies are needed for ADA and ADA adaptable units 3) larger family units are needed with 3 to 5 bedrooms 4) rent support and services are needed for the 30% AMI units 5) Metro investments need to be coordinated with existing housing strategies and resources.

· **Many similarities exist between the 2 Bonds** – equity as a leading principal, priority communities, and affordability targets. Some differences between the 2 are that there are no operating subsidies to support to 30% goal, some funds are available to support 80% AMI funds, and homeownership is an allowable fund use.

**Interfaith Alliance on Poverty Congregations include:** Westminster Presbyterian, Fremont United Methodist, Congregation Beth Israel, Madeleine Catholic Parish, First Unitarian, Wy'East First Unitarian, St. Andrews Catholic Parish, Rose City Park Presbyterian, Augustana Lutheran, Genesis Community Fellowship, Ainsworth United Church of Christ, Grace Memorial Episcopal, and Central Lutheran working with St. Charles borromeo Catholic Parish and Portland Central Nazarene Church/Agape Village. **& Community Partners:** including Ecumenical Ministries Of Oregon, League of Women Voters of Portland, Living Cully, Multnomah County Library, Northeast Coalition of Neighbors, Oak Leaf Mobile Home Park, Oregon Coalition of Christian Voices, Joint Office of Homeless Services, Oregon Housing Alliance, St. Vincent de Paul of Lane County, Home for Everyone, Transition Projects, and the Muslim Education Trust.

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**Poverty Awareness/Communication Action Team:** Holly Schmidt, [schmidt.holly@gmail.com](mailto:schmidt.holly@gmail.com); Claudia Roberts, [clarobb@juno.com](mailto:clarobb@juno.com)

**Newsletter:** Bonnie Gregg, [Bonniejgregg@msn.com](mailto:Bonniejgregg@msn.com) - Comments are appreciated. Newsletter articles regarding issues of poverty (preferably 400 words or less) are welcomed for consideration. Deadline for submission: 24<sup>th</sup> day of the month.

**Website:** [Tom Hering Allianceonpoverty.org](http://TomHeringAllianceonpoverty.org).

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