

# Community

## Have nearby schools been informed of this project?

Harrison Park Middle School, Clark Elementary School, and Bridger Creative Science School have all been reached out to and informed about the project. JOHS met with the three principals on Thursday, December 12, along with staff from the administrative offices. JOHS will continue to engage with the three schools throughout the entire development process.

## Community feels like the feedback period is too short.

The board vote on the 19th is one administrative step in the full process of building new sheltering facilities. It doesn't finalize the design, nor does it establish details about programming, operations, providers, or any neighborhood agreements. This initial meeting should be viewed as a first step in a longer and more in-depth community engagement process. We will continue to engage around design, the provider, and programming. We will also create a Good Neighbor Agreement during this process. A Good Neighbor Agreement sets up protocols and processes to address opportunities for cooperation among stakeholders in support of a shelter and its participants. These discussions also seek to anticipate and address certain problems for neighbors that may be created by the operations of the shelter and/or its participants. Members of that group vary depending on the site. For example, during the Oak Street Village GNA process, members of the working group included JOHS, the provider, the Montavilla Neighborhood Association, the Montavilla East Tabor Business Association, and the City of Portland. We are finishing up that process now, and the GNA can be viewed [here](#).

## What is the protection area?

The engagement zone around the site will be determined through the Good Neighbor Agreement, planned for later in 2025. In the zone, the City, County, and shelter provider will work together to problem solve issues that might arise, coordinating to work through legal limitations and jurisdictional responsibilities. Very generally, the City delivers public space management and public safety services, the County provides housing and health-related supports and manages shelter contracts, and the shelter operator runs the programming and works to minimize program-specific impacts from affecting neighbors. For example, our programs typically have quiet hours and agreements to not congregate outside of the confines of the shelter. Our shelter operators are not a security force or legally allowed to remove encampments. However, they can support neighbors by elevating issues with their contract manager at JOHS or through partnerships with the City of Portland.

## Concerned over lack of notice.

Unfortunately JOHS had a production issue with a mailer that was going to be sent to households and businesses within a .25mi radius from the future shelter site. As a result, we had to submit a

separate print order for the canvas flyers that we used to go house to house. We also intentionally leveraged local organizations within Montavilla, such as MNA, to help us advertise the community meeting to reach a broader audience than we might with just JOHS communications. JOHS commits to provide reasonable notice for future engagement meetings.

### **Request for physical copies of presentation for all attendees**

The presentation used at the community meeting has been uploaded to the [project page](#). JOHS will bring physical copies to provide to individuals who request one at future meetings.

### **Is this a done deal? We're being asked to comment on window dressing. This is insulting and hurtful.**

As mentioned above, the board vote on Dec. 19th is one administrative step in the full process of building new sheltering facilities. It doesn't finalize the design, nor does it establish details about programming, operations, providers, or any neighborhood agreements. This initial meeting should be viewed as a first step in a longer and more in-depth community engagement process. We will continue to engage around design, the provider, and programming. We will also create a Good Neighbor Agreement during this process.

### **I'm unimpressed with your examples of how schools have interacted w/ other alternative shelters. Coat drives and volunteer options are "supervised" or "no contact" options. Students from 2 schools commute, without supervision. No safety for multiple students biking or waiting at SE 82nd and Mill is being shared. THIS property is in the wrong location for this necessary service.**

In addition to the volunteer opportunities, we also discussed how schools have been involved in previous Good Neighbor Agreement processes. We will convene the schools and provider to ensure the safety of students who are traveling along the intersection of SE 82nd and SE Mill. There are several other shelters that the County funds that are near schools. For example, James John Elementary neighbors the St Johns Village, and the Mt. Scott Learning Center neighbors the congregate shelter the Laurelwood Center. In both instances, our providers actively work with schools to anticipate issues and address them if they arise.

### **Any problems - who to contact?**

For any problems that arise, there will be clear communication channels identified for those issues to be addressed. In addition to a contact at the shelter site, the GNA will include a Community Resource Guide that clearly identifies the appropriate department to report issues to.

### **What security measures were taken to protect the students at the two schools only 2 and 3 blocks from the camp?**

Our shelters have secured entrances and they only provide services to shelter participants, meaning there will be a no visitor policy, ensuring the provider has oversight over the programming and can communicate community agreements with everyone on site. During the intake process, future shelter participants will receive onboarding that will go over these community agreements, which outline accountability measures to promote the safety and security of program participants and the immediate vicinity of the area.

### **Will the area crime rate be tracked and reported to Montavilla residents?**

The Community Advisory Committee will identify indicators to track over time in order to identify areas of collaboration. These will be determined during the Good Neighbor Agreement. However, any changes in indicators cannot be solely attributed to the opening of the site.

### **If this impacts the residents in a negative way, what recourse will we have?**

As is the case with other JOHS-funded shelters, the County and City are committed to responding with the highest priority to neighborhood reports regarding unsanctioned campsites or concerns related directly to the site. There will be an extensive Community Resource Guide included within the GNA that outlines which department to report issues to, regardless of whether you live or work inside the engagement zone for this shelter. Additionally, there will be a Community Advisory Committee formed that will help ensure that strong lines of communications are maintained between the Joint Office, the Operator, and the Community, to ensure that the commitments in the GNA are being upheld. JOHS, as the contract administrator of the nonprofit provider, has the right to place programs under a corrective action plan or terminate a contract.

### **How do you justify the property value of the residents in the neighborhood decreasing because of the proximity of the facility?**

We understand this concern, but national research findings suggest there is little evidence to support those fears that homeless shelters negatively impact nearby property values. Property values around other JOHS-funded shelters have continued to increase after they have been opened.

### **Why is this site located within blocks of 2 schools?**

The Multnomah County shelter strategy seeks to identify shelter sites where participants can access transportation for services and employment to support participant's journey toward stable housing. Our model is to create a network of high quality, housing focused, community based and [geographically distributed shelter programs](#) throughout the County. We have other shelter sites that are near schools, and have worked out a supportive balance for all programs.

**GNA Committee suggestions - 82nd Avenue Business Association, PCC SE, Bridger Elementary School, Harrison Park Middle School, Harrison Park - Parks and Recreation. PBOT 82nd Avenue - Building a Better 82nd Avenue, Montavilla Neighborhood Association.**

Thank you for your recommendations. The GNA Working Group will be formed over the coming months. We anticipate the formal GNA process to begin in mid-2025 to have a signed GNA by the time the site opens.

## **Programming**

### **Are drugs allowed?**

Onsite use of drugs or alcohol is not permitted for any JOHS-funded shelter, even when we consider it low barrier. Generally, low barrier programs will not administer tests to determine sobriety, but will expect that guests behave appropriately within the general expectations established. Included in those expectations are community guidelines that relate to impact on community neighbors. JOHS works to support shelter providers in offering case-management and treatment for participants who need that assistance.

### **Who has access to the shelter?**

The exact demographic of who will be served at this site will be determined by the provider when they are selected, in collaboration with the Joint Office of Homeless Services. Referral partners will also be established by the provider. We encourage providers to take referrals using geographic preference when a new shelter opens; however, we do not commit to geographic prioritization on an ongoing basis because it can have unintended consequences of attracting people seeking services and increasing localized impacts in the community.

### **How does low-barrier help people get into permanent housing?**

"Low barrier" means that the program does not have excessive barriers to entry or participation. Many JOHS supported shelters are also equipped with wraparound supports to help folks connect to more appropriate housing options so that they can transition out of shelter. Being low barrier is not in conflict with being housing focused.

### **Will residents be vetted?**

Shelter guests will be expected to adhere to a set of community guidelines for acceptable community behavior. Shelter programs ensure that people are well aware of those expectations prior to entering a shelter site.

## **Will registered sex offenders be allowed? Those convicted of residential burglary, robbery?**

Our projects are designed to assist individuals whose personal history might have contributed to barriers in their path to housing. While we will not mandate background checks for future shelter participants; our shelter operators will conduct a screening process that includes an interview of each participant as part of their intake process to identify potential risks to the community and other participants.

## **Will there be security present at all times?**

The safety of both participants and neighbors is a top priority for the Joint Office of Homeless Services. While armed security will not be provided, comprehensive safety measures will be in place, including 24/7 staffing, security fencing, and strategic lighting to enhance visibility. These measures are aimed at fostering a secure environment and ensuring the well-being of both village residents and the broader community. As responsible stewards of the community, and good neighbors, the Joint Office is committed to implementing effective practices that prioritize safety and security for all.

## **Are children allowed?**

This site will only be open to individuals 18+

## **Will there be a curfew?**

While the specifics of curfew are determined by the provider, most of our programs institute a curfew overnight, beginning at 9pm or 10pm, to minimize late night traffic in and out of the spaces. There are few exceptions, for instance if a participant works a graveyard shift, which would be verified by the provider.

## **How will weapons be kept off the premises?**

Weapons are prohibited on the premises to ensure the safety of all participants, staff, and neighbors. On-site staff will diligently monitor for any prohibited items. Additionally, the village will provide comprehensive support services aimed at addressing the underlying needs and concerns of residents, thereby reducing the perceived necessity for individuals to carry weapons for protection.

## **Will drugs and/or alcohol be allowed?**

No use or possession of alcohol, drugs, and/or drug paraphernalia will be allowed on site or in the surrounding community. Any kind of drug trafficking, sales, or purchases on site are not allowed and will result in a corrective action plan and potential exit from the site.

## **What is security access?**

The guest policy will be determined by the provider during the development of the program manual and guidelines.

### **Will pets be required to be vaccinated, licensed, and leashed?**

Pets in the shelter must be vaccinated, licensed, and leashed at all times when in common areas.

### **Will the tenants of the facility be screened for drugs and alcohol?**

Participants will not be screened for drugs and alcohol; however, drug use is not allowed onsite.

## **Site Design**

### **Will there be parking on site for residents?**

There is parking on site for staff. If participants have cars, they will be expected to follow all rules and regulations when parking their vehicles.

### **Why were these lots selected?**

The County purchased both of the 82nd Ave properties back in 2022 under then Chair Kafoury. In order to meet the 1000 new beds goal laid out in the [Community Sheltering Strategy](#) adopted in March 2024, JOHS will need to utilize all existing assets. The 1818 SE 82nd site is being developed as part of the Community Sheltering Strategy, which is a two-year goal for reducing unsheltered homelessness. It is a systemwide goal with specific targets for reducing homelessness among adults, families, youth, and survivors of domestic violence. This particular site is most suitable for a village-style shelter serving adults, but the specific details of who depends in part on the provider chosen to operate the facility.

### **Bike route could benefit from improvement.**

We are coordinating with PBOT on the Better 82nd Avenue work planned for SE Mill Street and SE 82nd Avenue. The PBOT design can be accessed here:

<https://www.portland.gov/sites/default/files/2024/82nd-avenue-major-maintenance-draft-final-concept-design-052024.pdf>

### **Is there opportunity for green space between the sidewalk and fence?**

We will look at options for green space when coordinating with PBOT on the sidewalk improvements.

### **How much of the existing site will be de-paved?**

About 3,000 SF of asphalt will be removed and planted with drought tolerant native groundcoverings, shrubs, and trees.

## **Is it possible to move the trash away from the residential lots? Concern for smell and noise.**

The trash will be inside a structure per standards required by the Bureau of Environmental Services. We can look at adjusting its location within the parking area while minimizing the truck driving through the site.

## **Can a sidewalk be installed on Mill?**

PBOT is planning sidewalk improvements on SE Mill. The PBOT design can be accessed here: <https://www.portland.gov/sites/default/files/2024/82nd-avenue-major-maintenance-draft-final-concept-design-052024.pdf>

## **What is the maximum capacity of a site with 38 pods?**

Each of the units will be individual units, so capacity for this shelter site will be 38 individuals.

## **How can we get local artists involved?**

We would like to work with the community to engage local artists for the mural and fence graphics.

## **Have there been studies on these types of sites?**

Portland State University conducted a [study on Alternative Shelters](#). While this site is not a micro village, a recent study on smaller scale villages was recently completed: <https://www.microvillagespdx.org/> and this project is utilizing some of the design recommendations from this report.

## **How can the site design support two-way community?**

Within the site we have both indoor and outdoor community space that can host activities that connect shelter guests with community members through planned activities. We will also consider how we can provide space outside the fence for two-way community connection. This could be through art, garden, and/or signage.

## **The design meeting should come after the intro/provider meeting.**

There is a tension between starting as early as possible when details for the project are thin and waiting until all questions pertaining to programming and the provider are in place. We are trying to strike a balance in our engagement strategy of holding public meetings about the development of future shelters prior to plans arriving before the Board at a FAC-I presentation and waiting until we have a provider on board. As we enter into budget constraints and ever greater demands to increase outcomes with finite resources, we believe it is fiscally irresponsible to have a provider under contract for a shelter site that will not be serving any individual for more than a year.

## What is the project budget?

The [projected budget for this project is \\$4.1M](#) for construction, purchase of the shelter pods and programmatic facilities, as well as contingencies. Aspects of construction include contracted labor in addition to property enhancements, such as landscaping and trees. The net outcome is a more trauma-informed shelter space that promotes positive outcomes for shelter participants.