

# MAYORAL CANDIDATES' FORUM ON HOUSING



# Q&A

MODERATED BY  
**Kerry  
Tymchuk**

**EILEEN BRADY**

**CHARLIE HALES**

**SHONDA COLLEEN KELLEY**

**JOSH NUTTALL**

**JEFFERSON SMITH**

**LOREN CHARLES BROWN**

**TUESDAY, DEC. 6**

**11:30am - 1pm**  
**First Unitarian Church Eliot Chapel**  
**1011 SW 12th Ave. in downtown Portland**

## How will you balance the civil rights of people experiencing poverty and public safety in Portland?

### EILEEN BRADY



I don't see civil rights as something that we should "balance". Civil rights are constitutionally protected freedoms that I will work every day to protect as Mayor. I will dedicate myself to creating more family wage jobs in Portland because jobs can save lives and stabilize families. We also have to move quickly to ensure that Portland's struggling families have access to their basic rights--housing, health and safety. Without these basic human needs met, it is almost impossible for struggling families to seek out and secure meaningful work. We must make sure that low-income families have quality housing through strict enforcement of rental codes. It is unacceptable for even one family to be forced to live in inadequate, unhealthy or dangerous conditions, and I will support vigilant enforcement of safe living standards. I am proposing a joint City and County public safety agenda and budget to maximize use of public resources. We will have the full force of our local governments working together to keep our community safe and protected. This will allow us to target our resources on hotspots, upstream and prevention based programs that will ultimately result in creating safer and more stable neighborhoods.

### LOREN CHARLES BROWN



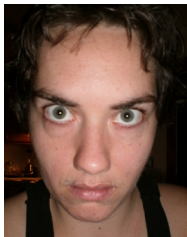
I feel, as a candidate for Portland Mayor in 2012, we need to come together as a community. I don't think this issue is only for people at the poverty level, as we all want our voices and concerns heard so we can feel safe 24/7, 365 days in the year. We need to respect each other regardless of social class, and until we come together as a city of half a million, this will continue to be an unbalanced, dysfunctional community here in Portland. What will I do, you ask, as the next Mayor of Portland? I will knock on doors and hold town meetings throughout Portland until "we the people" feel safe and not experience anymore division between rich and poor, homeless or colors to gender differences. I will also work with TriMet to make sure we are safe riding around town, walking or driving down the streets of Portland. It is a privilege to be an American and a citizen, not so much rights--so we need to work together and stop the madness of knocking one another down--when down.

### CHARLIE HALES



Low-income families deserve full protection of the law. People who are suffering from poverty undergo stress that many cannot imagine. We must recognize that stress might cause people to do what they otherwise might not do, including unlawful behaviors. As Mayor, I will set a tone of compassion when working with the business community, the public at large, and most especially the police around public nuisances. Given the current economic environment, this is critical. No one chooses to be poor. We all have a responsibility to connect the homeless to resources and social services, especially when exercising sit-lie. This includes day centers, supportive housing, residential treatment and rent support. Having said that, we must also assure that public safety is not at risk. Violent behavior cannot be tolerated. I will work closely with Multnomah County including the Sheriff, the Chief of Police, agencies such as Central City Concern and the business community to find the resources necessary, public and private, to fulfill the 10 Year Plan to End Homelessness.

### SHONDA COLLEEN KELLEY



For years I have seen men and women in the evening sleeping in doorways during the cold seasons, and beggars asking for spare change for shelter in the evenings. I will work to improve the likelihood of shelter availability for those who are experiencing such poverty as homelessness by working with shelters to improve upon their capacity and available beds, and improve the numbers of affordable housing available as I can. I will do what I can do as far as budgeting and grant writing whenever possible. I know low income availability is none to low chance. Shelters have maximum stays. I don't know if I agree with the maximum stay; I know it is difficult to be so poor. Shelter needs to be found as soon as possible and waiting lists for low-income residence can take years. This encourages moving in and out of town and does not allow for a sense of safety, stability or home acceptance because there is no sense of home in the life of a homeless transient. To improve the aid of shelters I will apply for as many grants as I can find. I will also work on any other opportunity that arises and fundraisers of all sorts.

### JOSH NUTTALL



I don't feel like public safety and civil rights should ever be mutually exclusive. A large concern of the public is its interaction with the police. If the police are known to act with integrity, discretion and compassion, the public will respond in kind. Amicable police result in an amicable populace. Underpaid and overworked police will result in a discontented populace, no matter how many fancy toys we buy them. Fostering a better relationship between the police and the policed should be one of the primary concerns of any mayor. Giving the public more oversight over police activities is a primary concern. The police are a public function and should be accessible at all times. A call to non-emergency shouldn't take thirty minutes. Perhaps it's time to upgrade our outdated system to a more modern equivalent. Instead of a small collection of police armed like a small paramilitary force, let's have a community of peacekeepers rather than stormtroopers. Let SWAT handle anything requiring an exchange of gunfire.

### JEFFERSON SMITH



We will lead with practical compassion, and we will not violate civil rights. We won't conflate violent or destructive behavior with being homeless or quietly panhandling. Homelessness itself is not a crime. We will focus on solving problems, not sweeping camps. We can build on police partnerships--Captain Sara Westbrook understands these issues--and organizations like JOIN and anyone who can help. Mental health and equity have to be primary lenses. The city should lead the conversation with the county and the state. Israel Bayer at Street Roots has some great ideas for increasing positive presence, with more eyes on the street. Officers walking the beat, Street Roots vendors, street musicians, downtown clean and safe personnel, food carts, ONI foot patrols and neighborhood folks--active sidewalks, keeping the street alive and promoting safety. We want people to feel safe, with no violence of any kind. On camping, with such tough times, I'm surprised we didn't see more modern-day Hoovilles sooner. The city is being sued over its response to camping, and a settlement gives us a chance to explore options. We should look at the Eugene model of allowing camping in designated areas like church parking lots. Specific and meaningful housing commitments should be part of the settlement. We have to work at it. Every situation is unique, and the closer we get to realizing that there is a story behind every person who is experiencing homelessness, I think the closer we will come to treating everyone with the dignity they deserve.

**How has gentrification impacted communities of color and the inequities they face? What has the City's role been in gentrification and what should its role be in addressing its affects on communities of color in Portland?**

**EILEEN BRADY**



The negative impacts of gentrification are clear and unacceptable. We have pushed poor families--primarily people of color--out of the traditional, historic North and Northeast Portland neighborhoods. Much of this gentrification occurred as a result of City planning and urban renewal projects. Families have had to move away from their long time gathering places like churches, restaurants and salons. Well established businesses have lost their customer base or experienced rent or property tax increases that forced them to close their doors. While light rail and other upgrades are welcome in many neighborhoods, the City must avoid putting lower income renters and long time residents in the position of having to consider leaving family, friends and community. To prevent this in the future, every urban renewal project must have a plan to protect low-income residents from the unintended consequences of gentrification. These plans may include rental assistance, homeowner low-interest loan programs and other stabilization programs.

**LOREN CHARLES BROWN**



I feel as a society we are compared to the Jones who may live in Eastmoreland, N, NW, SE, SW Portland and would never ride the bus with lower class, or work in a factory, or any job way beneath those people--you know who you are? Not everyone lives in a nice house, or nowadays has the money to live in a place where it looks nice on the outside and the management may be in another state. Too many people today are sleeping on the streets in sleeping bags, and I feel if we go back to the old days where quality meant something, instead of quantity, we would have a better place to live.

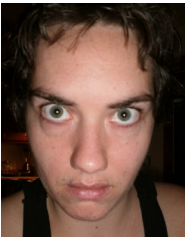
**CHARLIE HALES**



The challenge with public investment or public policies that can result in gentrification is to build in safeguards to make sure that the benefits of the public investment also go to the current residents. As someone with extensive development experience, both in City Council and at HDR, I recognize that redevelopment of low-income neighborhoods without community direction and involvement can lead to unwanted dispersal of historic communities of color. This undermines the cohesion, integrity, and the voice of these communities. There are several things as Mayor I will do to address gentrification. First, we must have a government that reflects the people it serves. I will work to ensure that the City's hiring practices and internal recruitment policies develop leaders of color in every city bureau, including the Mayor's staff. Second, I will revamp the City's public involvement policies to ensure city employees, including PDC, are culturally competent. Third, I will require neighborhood canvassing and language services as standard city outreach methods in sensitive areas involving a City project. Finally, I will enlist the help of community-based organizations such as IRCO, Urban League, APANO, and the Latino Network to develop a comprehensive economic development agenda that re-engages communities of color. There are many

sources of research the City should revisit, from projects such as the studies required in the HOPE VI grants and the research conducted by Policy Link. I see the Community for Equity Project and the Let's Build Cully Park as models that the City should follow.

**SHONDA COLLEEN KELLEY**



Gentrification, the improvements made of a community to improve its quality, has by my understanding improved the community feel. I had seen and noticed the difference in Portland with all the community improvements in the last twenty years of living in and around Portland. Social problems still need to be addressed, and some housing could still be built; all the low-income housing has a long waiting list. I know some homes, multi-generational and others being all tenants can find, are cramped. I will do what I can do to build green community-needs- specific shelters for all communities and encourage community members to work on the building of the communities. As well as cross cultural communication to insure needs and concerns are addressed.

**JOSH NUTTALL**



Gentrification is supposed to be the end of segregation and the beginnings of cultures integrating into a cohesive whole. Instead, it has become a racist infrastructure of moving communities to and fro at the whims of a small collection of individuals. The role of city government should be encouraging the growth of all communities, and protecting the rights and freedoms of individuals. Development projects should be evenly displaced so that no neighborhood suffers the indignation of removal without consultation or compensation.

**JEFFERSON SMITH**



Portland needs to be a city that works for more people. Census data and common sense show huge displacement from inner Portland neighborhoods. Families are destabilized. Students change schools, yielding poorer performance and more dropouts. I have constituents who live in East Portland and commute to N/NE for church. IRCO followed the need, relocating to East Portland. JOIN did the same. This impacts everyone. The City's role is huge, going back decades. Emanuel Hospital. I-5. Memorial Coliseum. South Waterfront. The River District spurred a real estate boom in the central city. The Interstate URA paid for light rail, but we did not do enough to deal with gentrification. We pushed through housing units in East Portland without sufficient amenities, widening housing value disparities. Urban renewal is a double-edged sword; we have to fight displacement. The 30% set aside should be a floor not a ceiling. Equity is a central value. We need balanced investments--better to spend a little more to keep people in neighborhoods where we have school capacity. No-net-loss requirements should be satisfied within gentrifying neighborhoods, rather than adding to East Portland imbalances. We also need new infrastructure east of 82nd, now home to 40% of our schoolchildren. We will use our leverage to incentivize private lenders to

boost MWESB contracting and minority home ownership. Renters need jobs. Urban renewal must be part of the answer. We will work for a permanent source of funding for housing, sized to meet the magnitude of our housing challenges.

**The development and construction of affordable housing generates significant economic benefits for our communities. In what ways could Portland Housing Bureau, the Portland Development Commission and the City Planning Bureau collaborate to maximize those benefits?**

### **EILEEN BRADY**



We must build a vibrant and just economy in Portland. Two keys to doing that are: A) Increasing the overall supply of available family wage jobs, especially manufacturing jobs. These new jobs combined with an adequate number of high-quality, accessible affordable housing is how we will lift thousands of families out of poverty and economic insecurity. I have released an economic development plan for Portland outlining the initiatives to accomplish this goal. B) Improving the quality of our public schools. Housing creates multiple community benefits that can help achieve both of the above. Having a place to live is the first step towards being able to look for and hold down a job and stabilize families. In turn, stable families in affordable housing contribute to a resilient school community. As Mayor I intend to keep the job creation bureaus and departments, which include PDC and Planning, in my portfolio. I will direct the two to work closely with the Housing Bureau to ensure that their strategic plans complement each other. Since housing is such a key element in a broad economic development strategy, we must have it fully integrated with the key job creation departments in the City.

### **LOREN CHARLES BROWN**



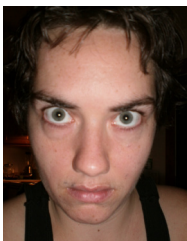
First of all, they need to communicate with one another, as I have heard they only work with each other on certain projects. I feel, as the next Mayor, we all need to help one another and stop saying, "It's not my problem" or "I don't know the answer to that." Really, Portland. Are we that lazy today where we can't work together to help people have a place to live, work at their minimum wage job and not worry about rent, rent and rent payments where people only care about their paychecks? Come on, let's get real! I will be working with construction and investors who plan on wanting to make a difference and help people in Portland get on their feet, instead of the cutthroat society we've become. I also plan on having meetings with all these bureaus and have them step it up a notch.

### **CHARLIE HALES**



First, I believe the City must streamline the development review process for affordable housing from conception to construction of affordable housing. As Mayor, I ensure that our development review process is not a barrier to creating affordable housing. Second, city contracting with minority owned businesses and first source hiring polices are two immediate ways to ensure that local contractors and local workers are hired. Thirdly, I will look for opportunities to partner with local agencies and businesses specifically around supportive housing concepts. Museum Place is a good example of co-locating affordable housing with an amenity for low-income seniors like the Safeway grocery store; and mixing market rate lofts.

### **SHONDA COLLEEN KELLEY**



As far as housing goes, the Portland Housing Bureau, the Portland Development Commission and the City Planning Bureau I believe would work together with one common goal to serve the community by working to provide shelter and housing that is safe and affordable to all. I would work with these companies to work together and keep all communication lines open regarding new building structures. I hope to encourage more green buildings being built, and green options for new structures; I believe it is important to be up to date environmentally friendly.

### **JOSH NUTTALL**



Upward expansion is key not only to protecting the environment as a city's populace rises, but also utilizing property for maximum value, efficiency and development. Literally an entire town could fit in a single well-developed sky scraper. The cost of a few individuals' balcony views is a small price to pay for the larger global and economic impact the air ceiling currently restrains upon our city. A removal of the limitations of upward expansion is a high priority towards maximizing beds per cubic feet of space. The PDC and CPB should be minimizing unused and abandoned space by encouraging renovations and or putting properties up for a community auction where locals get first bid on foreclosed locations.

### **JEFFERSON SMITH**



It's partly about balance. It's been too easy to build high-density housing east of 205 without the infrastructure to support it. Meanwhile, in neighborhoods struggling to keep schools open, it can be difficult and expensive to build new housing. Waiving \$8,000 to \$12,000 in impact fees for accessory units was a good idea. People are struggling with their mortgages. Rents are high and vacancy rates low. Many construction workers are unemployed. It's smart to make it easier for people to add living space to their homes, especially if we can get more energy efficiency retrofits and keep more families in inner Portland. New forms of housing need not be scary. We are in the midst of structural changes in our economy, and it makes sense to look at new housing types, like courtyard-style family housing or dormitory-style, with shared amenities like kitchens and bathrooms. A housing bond or other significant source of funding for housing would provide thousands of construction jobs, along with safe, decent housing available for seniors, people on disability, and other low income people. When it comes to publicly invested money, we should do more to ensure that local contractors, especially women and minority owned businesses, get a healthy share of the work. We also need a workforce that better reflects Portland's diversity.

**High permit fees and the expensive design review process increase the cost of developing housing in the City, to the point where it has a dampening effect on the number of affordable housing units developers are able to produce. What steps would you take to ensure that we are able to produce the maximum number of units at reasonable costs?**

### **EILEEN BRADY**



On Day 1 as Mayor I will start the process to consolidate all city permitting into one bureau. Oregon's land use rules have contributed greatly to our quality of life and must be protected, but we have to eliminate the bureaucratic maze businesses and builders are forced to go through in order to get City approval. This includes the SDC Exemption Program for affordable housing, which if implemented effectively, can reduce the per unit costs. We have a job delaying permit process now and I want to make it a job accelerating process. During this campaign I have heard horror story after horror story from developers, employers and neighborhood leaders, who have had their projects delayed and their costs skyrocket due the City's cumbersome review and permitting system. By consolidating the permitting system and lowering costs we can accelerate job creation and the development of important projects like affordable housing. In addition, we need to continue to look for new innovative and affordable housing solutions like modular housing. Modular housing may allow the development of quality affordable housing units at a much reduced cost.

### **LOREN CHARLES BROWN**



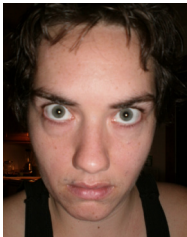
First of all, greed has taken over our world and city, and the only way to solve this problem is to not charge so much for upscale properties where people who are not the Jones of society have a decent place to live. What happened to quality over quantity? Too many are on food stamps, welfare and work a part-time minimum wage job, and if rents keep rising higher, we are going to have more people on the streets and less people making a profit. Stop the high fees and the expensive designs, and think about people staying in a complex, or a small unit to higher units, where people can call that place of yours home, instead of being on the streets. High fees and designs should be the last thing on people's mind, and longevity and well-designed properties where landlords and investors have to care about people, not about fees or expensive designs. Come on, let's get real and better.

### **CHARLIE HALES**



I am very some concerned about the City's fee structure. It needs to be comprehensively re-examined. While that reconsideration is underway, I want to institute a (probably 2-year) moratorium on the City's system development charges in order to stimulate our nearly dormant construction industry.

### **SHONDA COLLEEN KELLEY**



Encourage reasonable costs for building low/medium income housing by allowing city land to be developed properly. I also have an idea to try to bring Americorps workers into the building and development of structures. I could, for next to nothing, have Americorps members build the structures (at least the infrastructures) with a smaller skilled crew; for skills training, experience, and all the perks and rewards of the volunteer opportunity. This would save money in man power. This would bring job opportunities to citizens, too. I would also look into repeating a building if it fits and is appropriate. In different neighborhoods I could use the same design and floor plans; build the same building more than once. This would save money and work very well if the building plan is a good one. I hope to encourage new structures to use green building ideas and possible reusable energy options. My own design places 1.5 foot solar panels that are the length of the window above all windows in an easy to replace panel shield. I believe this may even feed excess energy into the energy grid during the summer and maybe much of the year. This would allow for money to go into a store for repairs and some to help with low-income energy assistance. I am ready to support renewable energy.

### **JOSH NUTTALL**



Again reducing restrictions on larger structures and or eliminating the air ceiling could go a long way towards maximizing the number of beds per square foot of space. I envision a Portland full of skyscrapers surrounded by forest. Towers lower ecological impact, raise population density and property value. The sooner our city prepares to meet its vertical boundaries, the better equipped we'll be for a brighter and more sustainable future. I feel like every empty roof is wasted space. We could be growing crops, raising chickens or at least charging solar cells on the top of all our buildings.

### **JEFFERSON SMITH**



Like everything, we have to prioritize. The market for owner-occupied housing is so weak right now that even an elimination of all fees would not revive it. And we do need to recover some of the costs of inspections and other basic functions--we don't want to forget the value of electrical and plumbing inspections, for example, or our emphasis on coordinating land use and transportation. We can make some processes less expensive. Dan Saltzman was right to change the fee structure for certain types of rezoning applications--it shouldn't cost \$28,500 to put a low-impact business on what is already functioning as a neighborhood commercial street. There might be other smart moves. We can make some processes easier. We should look at amplified use of concierge systems that assign one relationship for important developments to help navigate the various requirements. And we have to be sure that requirements are truly in the best interests of the city. We do need more rental housing at the moment, especially at affordable levels. We should look at SDC waivers for public housing and housing that is truly affordable. We don't want any process that is unduly burdensome, but I wouldn't scrap design review. We want to balance the interests and achieve the high quality design without imposing too many costs or burdens. I look at 8 NW 8th as a great example of what's possible; many people look at that building and think it's high-end condos.

**What is your opinion of the 30% TIF Set Aside for Affordable Housing? If elected would you support it in its current form, or are there changes you would propose – and if so, why and with what objective?**

### **EILEEN BRADY**



Yes, I believe we should continue to set aside 30% for affordable housing. At the same time we need to trust our experts by giving the Housing Bureau more flexibility. This will allow us to maximize the impact of the dollars, and develop more affordable housing in a greater diversity of neighborhoods. Having said that, we must take great care to ensure the needs of our lowest income residents are prioritized and the results are accurately measured when the funding dedicated for affordable housing is allocated and spent. Also, we need to work to find additional creative ways to develop more mixed income development. Our guiding principle should always be this; the measure of great city is how it takes care of its most vulnerable people.

### **LOREN CHARLES BROWN**



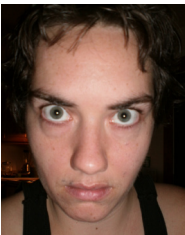
As the future Mayor of Portland, I feel if there is any money set aside, where is it and how is it helping people have affordable housing? I don't see it working for many people, as too many people are still homeless and can't afford a place to live because of high rental agreements. My objective will be that I will continue to work with the City and the housing bureaus to make Portland a better place to live, and see where this money that is set aside - if this is a true statement. I will make sure we come together and help our brothers and sisters from being homeless. Something has to work for "we the people" and I don't see it happening.

### **CHARLIE HALES**



I support the TIF set aside. It's been successful in developing affordable housing. I would look at modest changes but keeping focus on developing housing for extremely low-income populations from zero to 30% of Area Median Income.

### **SHONDA COLLEEN KELLEY**



The 30% TIF set aside is a great idea to encourage and invest in developments. Given the great need for low-income homes and apartments, new buildings are a necessity to meet the needs of the community, and the community continues to grow. I hope to use these funds properly and/or continue the growth of them until they can be. As well as these funds, I will apply to every grant that I can find the federal and state offer to improve neighborhoods, housing and help treat and cure homelessness. I will also do my best to make new housing green housing. I hope to spend as much as possible in the development service area of the city as well as maintaining the current properties we have, so they maintain their value and the people of the community feel good about where they are living.

### **JOSH NUTTALL**



My only real complaint here is that we don't provide enough money for case management. The 10 Year Plan to End Homelessness released in 2006 declared case management as 8% of the budget. It also called 50% of the funds going to 10% of the homeless population. Anyone who has ever dealt with the homeless on any personal basis can tell you that building houses alone isn't the answer. Some people really need help just deciding that they want to live indoors. I want to see a more personal approach to helping our homeless. Case management should be the highest priority. If we don't know who needs us most, how can we help them?

### **JEFFERSON SMITH**



I support it. It should be a floor, not a ceiling. I'm open to the current policy of averaging the spending across districts, as it helps us to avoid adding to the growing imbalance between East Portland and inner Portland neighborhoods. There should be flexibility in housing type. We should work to ensure needed services and amenities are in place so that neighborhoods are healthy. I also support creating a displacement mitigation fund to allow for spending outside of a URA if the link can be established between urban renewal spending and the displacement of people because of housing costs. We have to be conscious of preserving and strengthening economic diversity within communities. With the significant political threat to the real estate transfer tax being launched through the initiative process, the 30% set aside is even more obviously necessary. I hope that people of all stripes and political persuasions will see what a mistake it would be to take any and all real estate transfer taxes off the table.

## What will you do specifically to bring additional revenue to housing and homeless services in the City of Portland?

### EILEEN BRADY



We can do three things: 1) The single most important thing we can do to increase revenue for vital city programs like housing and homeless services is to grow our tax base by creating jobs. A vibrant economy will lead to increased revenues for the City. 2) We can put an end to pet and legacy projects and instead reinvest those funds in core services, including housing and homeless services. 3) We can move to outcomes based budgeting which would tie our budgets to the strategic goals of the City. Under that process, we would ensure that the necessary budgeting decisions are made to meet the goals established in the City's plan to end homelessness. We will have to prioritize those goals--as I have done with my plan to focus immediately on homeless families with children. We must also commit to exploring potential new revenue options for affordable housing. The bottom line is that if we are serious about achieving equity in Portland we must prioritize the services that will help lift our most vulnerable families out of poverty over unnecessary projects like the Lake Oswego street car.

### LOREN CHARLES BROWN



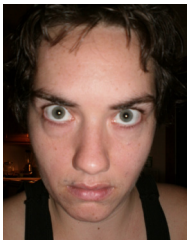
We need to generate more jobs and stop laying people off and crying chicken little--because if we were that broke, we'd all be homeless and jobless, right? I will continue to knock on doors, make phone calls and work with people (investors and construction companies) and see how we can make Portland a better place to live and stop comparing our city to LA, NY and other larger cities where it costs more to live. Portland is a place where families move here to raise kids from the madness of LA LA Land or the Big Apple or Dallas, Texas or any place where the rat race is so out of control no one knows where they are going. I also think if we had professional sports (besides the Blazers or Timbers) we could help the revenue of the city and employ more people. I will also address if we just helped out our neighbors, a stranger on the bus, or a man/woman standing on a street corner with a sign--Help and Fee Me--this would help people and the social services cut back on their lack of funds. Come on Portland, let's get real and help each other out, as I will be a hands-on Mayor who knocks on doors (maybe yours) and makes the phones and see how we can help one another so people don't have to be homeless. But I don't want the shelters to close their doors or not be able to feed, bathe or house those who need a temporary place to call home.

### CHARLIE HALES



Affordable housing and homelessness are regional issues for which the City has had undue responsibility. Although I am proud of the system we have created in Portland to serve low-income communities, it is not financially sustainable. I believe that Metro, the 24 other cities in the Portland region, and the three counties must be part of a regional plan to address affordable housing and homeless. We must be smart and strategic with how we spend our resources, where we place specific services, and which entities are best suited for providing those services. We must look to place key services throughout the region so that homeless families can stay in their communities and not feel forced to leave to seek those services. As Mayor I will push Metro to re-embrace affordable housing as it did in the late nineties as a top priority for the region. I will seek more inter-jurisdictional agreements for cost-sharing arrangements around key facilities and services.

### SHONDA COLLEEN KELLEY



I will take responsibility for whatever I have the power of. I think it important to hire people of the community for the community. Like with the Americorps members program that I am going to use to my fullest ability to hire people, I will also hire some out-of-work workers, others with little to no experience and give them on-the-job training to achieve skills and experience so they can go on to work or school, maybe to live there. I hope to work with the different abilities of people to achieve this; I know some people will be able to work on structure while others may only be able to work on the insides of the buildings. I hope to do this without replacing the current working population with low-skilled workers for lower pay and less quality of a product. Maybe I could hire and shelter even some of the homeless, if I can find the appropriate means to turn an SRO building into a bunk house with a shared kitchen and staff office, while building or completing other jobs. This could be for part or full time work in and around the city. This could mean making a first bank deposit and or first job for some men and women and young adults. If they don't mind keeping the place a permanent work stay and a roommate, I could make for a healthier community and a more permanent shelter.

### JOSH NUTTALL



I would like to focus more on making sure the revenue spent on helping our homeless goes to the right place. Currently about 50% of our budget is being used on the same 10% of chronic homeless people. Higher emphasis on case management would allow the agencies involved to better decide who needs our support. Frankly, 8% of the budget isn't enough to expect every case worker to know what's best for their client. Bouncing people from department to department isn't enough. We need help that's tailored to people's individual needs. A penny saved is a penny earned.

### JEFFERSON SMITH



First, we should acknowledge that these are major national problems. The federal government has abdicated responsibility, while shoveling out bailouts, tax breaks, trillions for war. We will push the federal government to do its part. In the meantime, we won't abandon our citizens. Second, we will work to support a permanent source of funding for housing. We need to put everything in motion so that we win, whether the best answer is a state, regional or local solution. Third, national foundations can play a critical role--Seattle serves as example. We will build partnerships to make affordable and public housing a top priority. And fourth, we are working on a new investment approach aimed at preserving existing housing. There are as many as 1,000 homes held in foreclosure in Portland. Expiring project-based Section 8s and affordable market rate housing are key pieces to the housing puzzle. The Attorney General is suing the big banks for creating this mess. I propose that the State of Oregon dedicates settlement money to housing, and that we use it as seed funding to acquire a portfolio of at-risk and foreclosed housing. An investment approach presents opportunities to keep people in their homes, minimizing the damage that foreclosure visits upon neighborhoods, as well as potentially improving some stock for use or sale. We will negotiate aggressively with the banks and tap community expertise and private capital, along with an aggregation of local, state,

and federal resources.

The City and County share responsibility for homeless services and affordable housing in our community. What would you do to enhance this shared responsibility? What would be unique and different about your community approach?

## EILEEN BRADY



As Mayor, I will work with Multnomah County Chair to create a solid, ongoing working partnership with the County and establish integrated and coordinated approaches to solving our region's problems. The two most critical areas where this is needed are public safety and housing/homeless services. We have to address the entire spectrum of community safety--upstream programs for reducing and preventing crime, mental health intervention, probation, the court system, neighborhood watch, as well as community policing and incident response. When it comes to providing housing/homeless services, ideally the City's main role should be providing the actual housing and the County's role should be providing transition and housing placement services.

## LOREN CHARLES BROWN



First of all, the City and County have not shared responsibility for these services--otherwise we would not have people living on the streets. I will continue to say in my statements here that I will be a hands-on Mayor who has town meetings where we work together and help one another of this issue, and stop letting other Portlanders walk or drive by and say this is not my problem. It is all of our problems, people of Portland. As my responsibility, I will continue to knock on doors, make phone calls and have this community come together, instead of "just being Mayor" and not listening to "we the people" and their needs. I am unique and different as I look forward to representing you all in the City of Roses, instead of City of Thorns--which we need to change and you know that, right? Thank you for attending this forum and I look forward to serving this city of Portland as no other mayor as before--because I care. I really do, and I stand behind my words. We the people need our voices back, and we need change. Disagree to agree with me?

## CHARLIE HALES



I would try to re-set the confused, and sometimes even adversarial relationship between the City and County that have existed for years around roles and responsibilities. It has not been healthy and has done a great disservice to Portland's most vulnerable populations. I have an excellent relationship with Chair Jeff Cogen and the Board. I believe that the time has come for leaders of goodwill to revisit the basic city-county relationship. This is the kind of intergovernmental negotiation and partnership building that is a big part of a Mayor's job, and a great strength of mine.

## JOSH NUTTALL



I wouldn't ever wait for the County to catch up in its service to our community. I would seek to solve our city's problems with the support of our neighbors, but it's really a war at home. Anyone who lives outside of Portland City proper just isn't going to place the same emphasis on our homelessness crisis. It's largely a burden of City Council to tackle the issue and hope the County can offer reasonable assistance. As mayor, I would encourage the city to always act without the assumption of County support. We have a responsibility to protect our citizens that outweighs the requirements of bureaucracy.

## JEFFERSON SMITH



Start with a holistic approach. Take inventory of the resources going to homelessness and housing, from all major sources. Get a good sense of where services and housing are provided. Envision the ideal set of services and structures with an eye to those resources. Then work with the housing community to focus the resources toward that vision, working for ever better alignment with the County, and not taking Federal limitations on dedicated funding as concrete givens (we can work with our Congressional delegation on waivers). Housing first programs and supportive housing seem to be working well, and I want to boost these efforts with an ear for suggested refinements. I am intrigued by the County's recent efforts to move families straight from the streets to housing. I hear that the current delineation for homeless services to youth (Multnomah County) and adults (City of Portland) works pretty well, even if the division is invisible to many (211 helps). Most importantly, the system has to address the moral principle that anyone who sleeps on the street demands our attention. We should be doubly cautious about introducing special programs for narrower segments of the population, even if it might seem easier politically. And as for any major changes to the system, I would listen to County, Bureau, neighborhood, and housing community voices. We should also look regionally. Metro developed a regional housing strategy a decade ago, but Portland carries much of the weight. With

leadership we will bring in partners for regional solutions.

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