

**From:** Alice Harman <[attorney.alice@salemelderlaw.com](mailto:attorney.alice@salemelderlaw.com)>

**Sent:** Thursday, February 22, 2018 8:39:32 PM

**To:** citycouncil

**Subject:** UGM Land Use Planning -- YES!

Dear Mayor and Councilors,

Vote YES! Vote YES on the land use planning decisions to enable Union Gospel Mission to build its new facility across from the new Police Station. Salem has been working hard to try to address the problem of homelessness. The nature of that neighborhood has changed over the decades and it is an appropriate place to site the new mission. Your staff has recommended a YES vote, and I'm behind them 100%!

ALICE HARMAN

Attorney at Law (Retired)

**From:** Pat Donenfeld <[patdonenfeld@comcast.net](mailto:patdonenfeld@comcast.net)>

**Sent:** Thursday, February 22, 2018 9:14:27 PM

**To:** citycouncil

**Subject:** UGM relocation

The relocation and expansion of the Union Gospel Mission is desperately needed as we have seen our houseless population grow. The location chosen near the new police station is a good location for the new building.

Pat Donenfeld

Ward 7

Sent from my iPhone

**From:** Susann Kaltwasser <[susann@kaltwasser.com](mailto:susann@kaltwasser.com)>  
**Sent:** Thursday, February 22, 2018 9:24:21 PM  
**To:** citycouncil  
**Subject:** UGM Conditional Use

Please enter this into the public record.

- File #18-77 - Agenda #6.c. – Conditional Use/Quasi-Judicial Zone Change 17-14 – 700-800 Blocks of Commercial Street NE - Ward 1 – Central Area Neighborhood Development Organization (CAN-DO)

A consolidated application for a Conditional Use Permit and Zone Change for the proposed relocation of the Union Gospel Mission (UGM) of Salem's men's shelter.

Dear members of Salem City Council and Mayor;

I am writing to voice my support for the Union Gospel Mission project. Salem homeless urgently need this new facility. The location near other resources is logical and good. It provides convenience and efficiency of services for the homeless. No hearing is necessary. Please approve this proposal at your next Council meeting.

Sincerely,

Susann Kaltwasser  
Ward 8

**From:** Leigha Gaynair [<mailto:leigaynair@gmail.com>]  
**Sent:** Monday, February 26, 2018 4:47 PM  
**To:** citycouncil <[citycouncil@cityofsalem.net](mailto:citycouncil@cityofsalem.net)>  
**Subject:** RE: UGM Building URGENT

Hello Councilors and Mayor Bennett:

There are many citizen exchanges being sent and received via Nextdoor.com and exchanged in our neighborhood(s). I have written to Mayor Bennett and also spoken to Geoff, our Highland Neighborhood Association Chair. There are MAJOR concerns within the NE neighborhoods about the UGM services building being moved to our area. It is my understanding that the permits and codes were addressed upwards of five years ago. Our neighborhoods have changed drastically in the past five years. It is also my understanding that there is a "final" review at tonights council meeting. I would like the record to show that there are MANY citizens in our area that are VERY concerned about this and do not want it to proceed without new discovery and details on neighborhood impact. I do not support having this services building in NE. And, it impacts all of the surrounding neighborhoods not just its direct location.

Leigha Gaynair, Highland Neighborhood (on the border of Grant Neighborhood)  
1915 Maple Ave NE  
Salem, OR 97301

**From:** alan mela [mailto:[alanmela@hotmail.com](mailto:alanmela@hotmail.com)]  
**Sent:** Monday, March 12, 2018 7:36 AM  
**To:** Bryce Bishop <[BBishop@cityofsalem.net](mailto:BBishop@cityofsalem.net)>; Woodrow Dukes <[woodrowd668@gmail.com](mailto:woodrowd668@gmail.com)>  
**Subject:** Fw: APPEAL Notice of Hearing - Case No. CU-ZC17-14 for the 700-800 Blocks of Commercial Street NE (A Comment)

Hello again,  
I'll add - shuttles (new bus routes?) could be setup to convey clients among various points & to/from UGM.  
Perhaps a small price to pay for them to enjoy a better environment.  
regards,  
Alan

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**From:** alan mela <[alanmela@hotmail.com](mailto:alanmela@hotmail.com)>  
**Sent:** Monday, March 12, 2018 7:29 AM  
**To:** Bryce Bishop; Woodrow Dukes  
**Subject:** Fw: APPEAL Notice of Hearing - Case No. CU-ZC17-14 for the 700-800 Blocks of Commercial Street NE (A Comment)

Bryce & Woodrow,  
Looking again at what I sent Friday - I need to modify it as it really doesn't completely convey what I want to say...  
Please use this for any comments entered.  
thanks,  
Alan

=====

Bryce & Woodrow,  
I was not able to make the 2/20 CANDO meeting (just a bit of snow where I'm coming from), nor can I make the 3/26 Hearing (will be out of state).

In general I am very sympathetic to UGM's mission and their efforts & strongly support what they do.

But I think it somewhat disingenuous, and just not right, to wash hands of (responsibility for) clients after they step off the facility grounds (and for those who can't be admitted), and likewise for Salem PD to think it can easily mitigate impacts - given history locally, in Portland, San Francisco, and widely ranging across the US.

It may make sense financially for UGM to build a facility on land it already owns - but is this a case of putting the cart before the horse?

There is a Homeless Task Force that just started up - consider that it might be better to develop criteria for a facility perhaps larger with a variety of services, and then look for an appropriate

site? Is there a (larger) piece of land perhaps better located that might be traded with UGM - that could provide greater opportunities (for future expansion)? Consider 'highest and best use' from all perspectives - UGM needs space for certain (functions) with access to (insert criteria), and this block of land is well-located for future development of the neighborhood along the lines described in various Salem plans.

In any case, as expressed by several folks already with greater understanding of & even larger stakes in the area, the risks are great. Even if this is permitted within current zoning, given the objectives of various plans for the area - if this so jeopardizes the successful development of the neighborhood per those objectives, well... It really needs to be further and very carefully considered.

(Note - we are well along in pulling together development of the lower level under Grocery Outlet as a self-storage facility)

regards,

Alan Mela

Owner - 299 D Street (Grocery Outlet property)

**From:** pacajoyce <[pacajoyce@sbcglobal.net](mailto:pacajoyce@sbcglobal.net)>

**Sent:** Friday, March 16, 2018 8:22:52 PM

**To:** citycouncil

**Subject:** New UGM Building

Please approve this desperately needed project. The design is great and will help alleviate loitering that exists at the current location, not to mention housing additional people. Being built across the street from the new police station adds support to the new location.

Don't let nimbys stop this project.

Joyce Judy

**From:** Chuck Bennett  
**Sent:** Tuesday, April 10, 2018 11:57 AM  
**To:** [jim.garaventa@gmail.com](mailto:jim.garaventa@gmail.com)  
**Cc:** Dan Atchison <[DAtchison@cityofsalem.net](mailto:DAtchison@cityofsalem.net)>; Jerry Moore <[GMOORE@cityofsalem.net](mailto:GMOORE@cityofsalem.net)>  
**Subject:** Re: Contact Mayor Chuck Bennett

Hello Mr. Garaventa,  
Thank you for your email. A public hearing on the proposed UGM shelter is before the city council on April 23. I am forwarding your email to the City attorney for inclusion in testimony for that hearing and am inviting you personally to come with your tenants to testify . The meeting is at 6:00 pm in the council chambers at City Hall. I also am forwarding the email to the Chief of Police.  
Chuck Bennett  
Mayor

Sent from my iPad

On Apr 10, 2018, at 11:30 AM, "[jim.garaventa@gmail.com](mailto:jim.garaventa@gmail.com)" <[jim.garaventa@gmail.com](mailto:jim.garaventa@gmail.com)> wrote:

Your Name	James Garaventa
Your Email	<a href="mailto:jim.garaventa@gmail.com">jim.garaventa@gmail.com</a>
Your Phone	5033632441
Street	1410 37TH AVE NW
City	SALEM
State	OR
Zip	97304
Message	Hello Mayor Bennett. Sometime yesterday evening, April 9, 2018 there was an incident that took place at the townhouses located between Market and Belmont Street NE behind the Broadway Place building. One of my tenants reported to me that some homeless group came yelling slurs and using really bad language directed to the people living in these homes. This situation is very disturbing to my tenants and to me. This may have been prompt by the news that a large homeless shelter is being proposed in the area and that there is strong opposition by both residential and business owners. I for one do oppose of having a large homeless shelter located in the north Salem area. Last evening's incident is just one example of what will come in the future with such a large numbers of homeless that the shelter will attract and have no responsibility for the disrespectful and harmful action that these people put upon our neighborhood. I'm also very concerned for the safety and wellbeing of my tenants and for the rest of the residence. This large homeless shelter needs to be reconsidered especially for the safety and viability of this neighborhood.



April 13, 2018

APR 13 2018

CITY OF SALEM  
CITY RECORDER

City Recorder, City of Salem  
555 Liberty St. NE, Room 205  
Salem, OR 97301

re: Case No. CU-ZC17-14

I am submitting this letter to share my views on the above-cited case, which I understand will be subject to a public hearing before the Salem City Council on April 23<sup>rd</sup>. I am unable to attend the hearing in person.

This matters concerns the Union Gospel Mission's plan to build a new homeless men's shelter several blocks north of their current shelter in downtown Salem. This new shelter will be significantly larger than UGM's current downtown shelter, in that it will expand its size to 300-500 beds. My specific concerns are:

1) Has UGM presented an analysis as to the potential or anticipated impact on nearby businesses and residential neighborhoods? It is commonly known that Salem has an ever-growing population of homeless people (mostly males), a significant percentage of whom have criminal records or incapacitating mental health issues. I see many such persons in my own frequent visits to downtown businesses. The UGM shelter serves as a magnet to this population, as anyone driving through downtown on Liberty St. NE in the early morning can plainly see. Sidewalks around the existing shelter are often heavily littered, and the doorways of many nearby businesses are occupied by homeless people, singly or in mini-encampments, causing a tragic blight on downtown as well as increased crime possibility.

UGM's planned new shelter will, by its very nature, draw this population from downtown into the businesses and residential neighborhoods that will be within easy walking distance of the new shelter. Has UGM offered a practical and effective plan to manage these new changes?

2) UGM's plan seems to presume that the Salem's new police facility, to be constructed across Liberty St. NE from the new shelter, will alleviate these problems. However, can we count on SPD to effectively patrol the surrounding area, in such a manner as to ensure that UGM's clients will not encamp on the properties and doorways of nearby businesses and residences, and to ensure that families and children will be safe? Does SPD have enough resources, or will, to take these steps in an effective manner.

(continued)

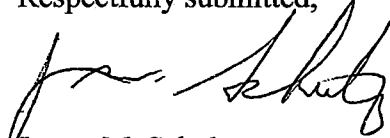
City Recorder, City of Salem  
April 13, 2018  
re: Case No. CU-ZC17-14

3) Indeed, does UGM's proposed new shelter constitute part of a comprehensive plan to address the underlying causes and effects of Salem's growing homeless population. Or, is it merely a stopgap solution, intended to provide meals, temporary shelter, and perhaps religious proselytizing to UGM's clientele but not any lasting solution to this chronic homelessness?

Put another way, will the new shelter address the problem, or will it merely relocate that problem – in even greater numbers – from downtown into an area occupied by residential neighborhoods and various small businesses?

I respectfully submit that the Salem City Council should reject UGM's planned shelter until, at the least, UGM and the City have adequately addressed all of these issues as well as other issues that may be identified. The safety and well-being of the surrounding community is at stake.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James M. Schultz", written over a horizontal line.

James M. Schultz  
NE Salem  
97301-1007

**From:** Janet Taylor [<mailto:janettaylor503@gmail.com>]

**Sent:** Monday, April 16, 2018 12:43 PM

**To:** citycouncil <[citycouncil@cityofsalem.net](mailto:citycouncil@cityofsalem.net)>

**Subject:** Union Gospel Mission

Dear Mayor and City Council – I offer my encouragement for you to support the Union Gospel Mission project to relocate and expand their recovery services next to their Thrift Store on the Parkway.

Over many years, the work of UGM has helped homeless men to turn their lives around and have a better future. But there is a need for more recovery services with no room in the current location. The new facility will provide four more counselors for mental health and addiction plus medical services that are not currently provided.

The steps to these improvements in individuals lives are first to get them off the streets with a warm place to sleep, food on a regular basis, and meaningful activities. UGM is now turning away dozens of men each night. Where do they go – to sleep on sidewalks, under bridges, in the entrance doorways to our downtown businesses, anywhere they can get out of the weather. It is survival first – not rehabilitation which continues the spiral downward.

Yes – there will be more beds – not a lot, but enough to make a difference, and needed because the homeless population has grown. If we truly want to tackle this issue, we need to step up our efforts and provide meaningful intervention on a larger scale. The new location across from the new Police Department will give safety and security to the public and to individuals who are trying to improve their future.

The additional benefit will be the ability to have the current location redeveloped to continue our support for our downtown. With the loss of Nordstrom and most likely other changes, our downtown is once again vulnerable to negative change. We must not let that happen after all the hard work and money that has been invested in the heart of our community.

Thank you for your willingness to serve on City Council.

Janet Taylor, Former Salem Mayor



## SALEM ALLIANCE CHURCH

DOCUMENT FILED

APR 16 2018

CITY OF SALEM  
CITY RECORDER

April 13, 2018

City Recorder  
City of Salem  
555 Liberty Street SE, Room 205  
Salem, OR 97301

RE: Conditional Use / Quasi-Judicial Zone Change Case #CU-ZC17-14

City Recorder:

Salem Alliance Church is pleased to submit this letter of support for the Union Gospel Mission's conditional use permit to relocate its men's shelter to the 700-800 blocks of Commercial Street NE in Salem.

Addressing the needs of the homeless requires a community-wide, multi-faceted approach to this complex challenge. For more than 60 years, the Union Gospel Mission, through its temporary shelter and its more recent New Life Fellowship program, has been an important community asset that seeks to provide solutions to part of the homeless challenge.

The mission and vision of the Union Gospel Mission (UGM) are closely aligned with those of Salem Alliance's and for decades Salem Alliance has partnered with UGM by providing regular financial support and encouraging our staff and church family to serve as volunteers at UGM.

While Salem Alliance is deeply committed to the mission and vision of UGM, we also do not feel adequately informed and prepared to weigh in on the proposed capacity of the new men's shelter.

We simply ask the Salem City Council to work towards the approval of UGM's conditional use permit that will allow the relocation and construction of a properly sized new men's facility on the 700-800 blocks of Commercial Street NE.

On behalf of the Salem Alliance Church Governing Board,

Robb Childs  
Executive Pastor



# Marion County

## OREGON

### Board of Commissioners

April 16, 2018

(503) 588-5212  
(503) 588-5237-FAX

Salem City Council  
555 Liberty Street SE, Room 220  
Salem, OR 97301

#### BOARD OF COMMISSIONERS

Janet Carlson  
Kevin Cameron  
Sam Brentano

#### CHIEF ADMINISTRATIVE OFFICER

John Lattimer

Subject: Union Gospel Mission Men's Mission Relocation

Dear Mayor Bennett and Council Members:

Thank you for this opportunity to provide testimony about Union Gospel Mission's (UGM) Men's Mission relocation to the 700 and 800 blocks of Commercial Street NE.

With the City of Salem and three other jurisdictions, I served on the Mid-Willamette Homeless Initiative Task Force from February 2106 until February 2017, as one of four jurisdiction co-chairs. The task force's adopted strategic plan identified proven strategies to reduce homelessness in the Marion-Polk county region, with more than forty recommended strategies. Objective 2.1 endorses UGM's plan to replace its current shelter with a new 300 bed shelter for men without children. This recommendation was adopted unanimously by the task force and presented last year to the council.

While task force members recognized that *Housing First*—providing permanent housing to end homelessness – is the preeminent strategy, they also understood that shelter and transitional housing are still necessary. In fact, the Honorable David Leith (as a private citizen) chaired the Transitional Housing & Shelter Committee, which made the recommendation to support UGM's expansion. Salem has experienced firsthand some of the barriers to housing people quickly through its HRAP program. These barriers include finding affordable units and willing landlords. Beyond HRAP, the Salem Housing Authority's tenant-based voucher program has waits of as long as one to two years. With rising rents, it is impossible for homeless individuals to access market-rate units.

The task force also supported a strategy of constructing new affordable units, like the Cornerstone project on Portland Road. However, large construction projects can require several years from concept to completion; still do not solve the housing crisis for the large unmet need; and where do people stay while they wait for a new unit?



As the largest provider of onsite emergency shelter services in Marion County, UGM's leadership answered the call to provide emergency beds and accompanying supportive services, both essential to addressing homelessness in the Salem area. Playing a vital role in the homeless services continuum, emergency shelters create an immediate pathway from a housing crisis to a more stable housing situation. The existing shelter's capacity is not sufficient, evidenced by the estimated 600 –7001 persons sleeping on the streets of Salem each night.

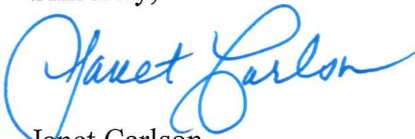
UGM's new facility will offer expanded shelter space, updated amenities, and increased safety features. Located very close to the Mid-Willamette Valley Community Action Agency's ARCHES project, and near the new Salem Police Station, the proposed shelter location is ideal for reaching those most in need of shelter services, while also mitigating public safety concerns. The new location will appropriately keep the shelter within a compact radius of services located downtown.

Concerns about large influxes of homeless people relocating to the Broadway area are unfounded. First, there are homeless people already camped in alleys behind existing buildings at the proposed location. In other words, homeless people are already there and we are not seeing the kinds of problems in the Broadway area posited by those opposing UGM's application. Second, many individuals experiencing homelessness are not likely to venture far from downtown Salem to access resources. In fact, I heard from Dr. Loring Winthrop, at a LEAD (Law Enforcement Assisted Diversion) workgroup meeting, that the Salem Free Clinics – located at the Broadway Commons – rarely see a homeless person. He said it is simply "too far" from downtown for them to consider accessing medical and mental health services there.

Finally, by expanding and modernizing their facility, UGM can increase the appeal of accessing shelter. Accordingly, the project will encourage people to come off the streets and alleviate impacts on downtown businesses and shoppers.

As my fellow Salem residents recognize, homelessness has risen to become our community's largest challenge. I urge the council to extend its support to those organizations willing to create solutions and make progress a reality.

Sincerely,



Janet Carlson  
Commissioner

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1 Jimmy Jones, Mid-Willamette Valley Community Action Agency. (2018). Estimate extrapolated from data collected via PIT counts, FUSE data and Vi-SPDAT surveys.