

Megan George

From: Chris Balmes PC <chris@chrisbalmes.com>
Sent: Friday, June 16, 2023 9:59 AM
To: Megan George; council@tulatin.gov
Subject: Homeless Site Locations

Good morning: I own two businesses and a home in Tualatin. Our two businesses are located behind the proposed site on Boones Ferry and my home is located one block up in Villas on the Lake.

My professional opinion about the Boones Ferry site is that it is right in the middle of a residential area and the lake commons area where many events take place, where the fountain provides hours and hours of enjoyment and play time for families with children and where people dine outside in the restaurants which are located around the commons. It seems to me that the homeless who are only allowed to stay from 7-7 will have no where to go during the day nor anywhere to store their belongings which they will worry will be stolen, etc. My guess is that they will gravitate to the commons area where there is a lot of lawn space, restrooms, water in the fountain and lake, leftover food in garbage cans, etc. Our HOA president's husband already picks up human waste regularly outside of our condo area which is located near the lake. I have great concern for health and safety because of how close the new camping site would be to all of this area which is busy all of the time with residents/visitors who walk, run, bicycle and enjoy the outdoors. I would question bringing my children into an area where there may now be excrement, needles, people sleeping on the ground, screaming and yelling, etc. We also can already here all of the screaming/loud talking going on from our bedrooms which face 84th and Boones Ferry during the late night/early morning. I also feel that area is extremely close to Tualatin Park which will probably see an influx of these homeless in the off hours. There are many young teenagers in the skate park etc. who I feel would be at risk with being approached for drugs, money, etc.

I feel the police station location would be a better choice. I feel the police would then have better control over them with regards to fires, etc. I do know that when we used to dine downtown PDX, we would see fires on the sidewalks, etc. in the evening with firetrucks coming and going quite often.

I also question why a site further away from the middle of town wouldn't be more attractive to both the homeless and to property owners/business owners. I understand that the city must own the land; however, it might also be possible for a company such as Kaiser to donate some land that they have which is at the other end of town; or perhaps Tualatin has land in other locations. I would like to know that the City is investigating sites not in the middle of town – where the “hub” is of our city. The realtor/property manager business side of me knows that this is going to decrease property values in this immediate area of Tualatin, but also all of Tualatin if this site is in plain site of people traveling around the city. I know that a party who has a purchase pending in Villas on the Lake is talking of pulling their offer which is was to close next week because of the campsite. The father of the first time home buyers has been stopping into residences and mainly businesses (including ours) which back up to the site complaining and asking questions and expressing severe concern about health issues.

Our HOA President who was a Deputy/Sheriff for years and then worked for the State for years and she interprets the ruling differently. She does not feel that each city is required to have a campsite. She interprets it that the city can't turn down allowing someone to camp somewhere in the city. When she called the City and asked why “two spots” were being considered she was told by the woman that she talked to that “the city doesn't know how many will be coming”. It seems that we are inviting people to come and camp and I don't like that thought at all. I believe two spots is totally overreaching and being way too open to all who want to come. Let's see what we end up prior to designating multiple camping sites.

Please take these thoughts into consideration. Thank you.

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2018 MANAGING BROKER OF THE YEAR

From: gproberts1950@comcast.net
To: [Nicole J. Morris](#)
Subject: House Bill 3115
Date: Monday, June 19, 2023 3:46:30 PM



Hello – I recently attended the June 12th Work Session where City Council members reviewed proposed revisions to the local ordinance related to camping by homeless citizens on public property, and am pleased to see that several of the issues discussed at the Work Session have been included in the latest/revised draft, which will be reviewed again on June 26th. As the now-retired Superintendent of the Oregon State Hospital, where many patients were homeless prior to their admission, and having worked as an administrator of State psychiatric hospitals for 45 years (in New Jersey and in Oregon), I feel that I am very familiar with the relevant issues at hand. I have the following comments/recommendations that I hope the Council will consider:

While two sites were identified as permissible locations for campers, I would recommend that only one site (the larger of the two) be made available at first. I think it's important to concentrate local resources in one location until we gain some experience with the camping "program" – while the Police Chief described Tualatin's experience to date with few homeless campers, I believe that once more people camp on the identified property (likely 50 to 100?), the experience will be very different.

Before opening two sites, let's see what kinds of issues/problems we experience with a larger group on one site. Will there be a trash problem? How often will a Police/Fire/First Aid response be necessary? Will the campers abide by the stated requirements (e.g., no digging/excavation, no obstruction of public infrastructure or private property, etc.)? Will illegal drug use become a problem? Where will the campers store their belongings after 7 a.m., and where will they spend their day? What type of social services will campers require, and how will those services be provided?

Simply stated, I recommend that we proceed slowly, and that a second location not be made available until we feel confident in our ability to satisfactorily address all of the issues/problems that arise from the first location.

Thank you.

Greg Roberts
19050 SW Mobile Place
Tualatin

Megan George

From: Maria Reyes
Sent: Monday, June 19, 2023 10:13 AM
To: Jerry Roussele; Megan George; Sherilyn Lombos
Subject: Re: Time Manner and Place... City Camping Ordinance

Thank you for your email, Mr. Roussele.

Respectfully yours,

Maria

Councilor Maria A. Reyes
City of Tualatin
503-454-6551 (text/call)

From: Jerry Roussele <j_rous@frontier.com>
Sent: Saturday, June 17, 2023 11:20:47 AM
To: Maria Reyes <mreyes@tualatin.gov>
Subject: Time Manner and Place... City Camping Ordinance

Dear Councilor Reyes,

I am writing to you not only as a 36-year resident of Tualatin, but also as the parent of one of two of Tualatin's soon-to-be newest homeowners, my youngest daughter, Hayley and her newlywed husband, Jason. In addition, the concerns and questions expressed in this email are also of keen concern to my oldest daughter, Ashleigh, and her husband, Matthew, who have been homeowners here in Tualatin since 2020.

For context, just this past Memorial Day, Hayley and Jason made an offer on a condominium located on SW Seneca Street. Their offer was accepted and they were over the moon with excitement. Both Hayley and Jason are in their mid-20's and early in their professional careers. They, as many in their generation, were both resigned to only being able to rent for the foreseeable future...with the dream of home ownership being a distant goal many years down the road. The opportunity to purchase this condominium seemed to them to be a dream come true. It's literally in the heart of downtown Tualatin, with all the restaurants, shops, banks, and the Commons Lake Plaza right out their front door. A seemingly amazing opportunity for them to own their own home in the community in which they both grew up and that both of their families still reside. Hayley's sister and brother-in-law would actually be nearby neighbors—as they own a sister condominium located just behind them. It all seemed too good to be true.

Then, just a few days ago, they felt that the rug had been pulled out from underneath them when they learned of the pending outdoor camping ordinance that the City Council will be voting on during the upcoming June 26th council meeting - - the night before Hayley and Jason's closing date on the condo. What they learned through a Fox Hills neighborhood Facebook post is that one of two proposed campsite locations for houseless people would be an open gravel lot located approximately 500 feet from their condominium complex. In addition, they learned that the second proposed location is a grassy field located adjacent to the Tualatin Police Department. They immediately began scouring the City of Tualatin website for more details. They found links to the June 12th City Council Meeting and the earlier 5pm Work Session. They downloaded the informational "packets," they hopped on a Zoom call for a Tualatin Park Advisory Committee Meeting (which two committee members popped on to let the public know that the meeting had been canceled last-minute but that was going to be rescheduled--now scheduled for June 20th). These two committee members stayed on the Zoom meeting and provided them, myself and one other Commons area resident with a few more details regarding the proposed ordinance — but still left us wanting and needing more information and clarification.

Hayley and Jason have been thinking critically and empathetically about the situation, but admittedly are still surprised by the proposed number of 120 campsites between the two locations being considered. With each campsite possibly hosting as many as five individuals, it seems as though the city is anticipating as many as 600 homeless people camping

overnight within a few blocks of their dream first home. Understandably, this has left Hayley and Jason with many concerns. Would their soon-to-be new neighborhood be turned into a less than desirable place to live? Would the value of their new home plummet? Would it remain a safe place to walk around the Commons Plaza and Commons Lake at night? Would this be a neighborhood in which they could raise children in a few years?

At this point, Hayley and Jason are both weighing if they want to proceed with their purchase of the condominium and, yes, both losing out on their dream of home ownership and forfeiting the expenses they have already incurred toward their closing on the financing and purchase of this property. Obviously, Hayley's sister and brother-in-law share many of these same concerns. In addition, my wife and I share these same concerns about the livability, condition and safety of our two daughters and their husbands living in the heart of downtown Tualatin and out into the surrounding neighborhoods and parks of our wonderful city. According to at least one national media publication Tualatin currently ranks as the fourth "best places to live for families" in the entire country.

Here are some questions:

1.) From my speaking with a Tualatin Police Department representative the known homeless population for the past 5 to 7 years has been and continues to be in the range of 10 to 15 individuals. Is the current Tualatin homeless population estimate of 10 to 15 individuals (as provided to me by the Tualatin Police Department) accurate? What is the City's belief of what net effect this new camping ordinance will have on the homeless population within the city of Tualatin?

2.) Does HB 3115 require more than one designated location for camping? If only one designated camping location is required, will the Council consider approving just one of the two proposed sites? And if so, is there a preference of one site over the other? Because the field adjacent to the Police Department has a greater capacity that currently far exceeds what appears to be needed at this time (and would be able to accommodate many more homeless camping spaces should the need arise in the future) doesn't it make sense to have this one location be the designated camping location? Having only one location would limit the police to only having to "actively" monitor one site and for only one site to be cleaned up should any homeless individuals utilizing the field not adhere to the requirements for them to clean up after themselves.

3.) How committed is the City (both leaders and the Police Department) to maintaining the livability, appearance, condition of property and safety to the residents (both homeowners & renters), businesses and their employees in this compact area of the heart of downtown Tualatin? The potential exists for negatively affecting property values (to these relatively few homeowners) and possible losing businesses should things begin to spiral as either a result of an influx of homeless individuals or inappropriate behavior and/or activity carried out by one or more individuals. What steps will the City take to ensure that this does not happen and that our city remains a clean, safe and desirable place for all of its citizens?

I greatly appreciate your time in reviewing my concerns and questions. I will be attending the upcoming Work Session and City Council Meetings.

Jerry Rousselle
(503) 709-4570 cell

From: [Thor Thorson](#)
To: [Nicole J. Morris](#)
Subject: Ordinance No. 1475-23
Date: Saturday, June 17, 2023 10:58:42 AM

This email is to provide my support for Ordinance No. 1475-23 as drafted in the agenda and information packet for the 6/26/2023 City Council meeting.

I have read the following material for consideration of Ordinance No. 1475-23;

- staff report
- presentation
- ordinance No. 1475-23
- exhibit A
- exhibit B

Thor Thorson
Resident of Tualatin

Sent from my iPhone