



September 15, 2023

Kimberly Branam, Director  
Prosper Portland  
City of Portland  
220 NW Second Ave.  
Suite 200  
Portland, OR 97209

**sent via email**

**Property:** OHOH Navigation Center – Parcel A North (ECSI# 1962), owned by Prosper Portland (NW Naito Parkway)

Ms. Branam:

Thank you again for the recent on-line meeting regarding the above captioned property/issue.

After the meeting and based on receiving counsel from advisors, this letter will serve to outline a variety of concerns about process, viability and public safety regarding any attempt to renew the lease with Oregon Harbor of Hope River District Navigation Center (big green tent).

N4Safe volunteers understand and appreciate the need to provide, safe, secure shelter for the homeless. That's exactly why n4safe was established and supports such successful homeless programs like Bybee Lakes.

However, based on careful, detailed, and extemporaneously documented comments (taken during the meeting) by Rick Dyer, representing the City of Portland the group remains gravely concerned. It is clear from his comments that Mr. Dyer, using his city position, and Prosper Portland have proceeded with a lease renewal process without public notice, public input and with the clear intention to secretly create a fait accompli.

And further, your efforts to enter into a renewal without regard for exacting master lease and sublease language, including NO opportunity for renewal and even an outright ban on renewal, can only be referred to as a ***bait and switch tactic***.

It is unconscionable there would be any attempt to renew or enter into any 'new' lease when legally, the signed master lease and sub lease mandate **“NO extensions beyond 12/31/23.” “No exceptions.”**

In fact, the efforts to renew or an attempt to disguise a renewal by entering into a new lease can only be categorized as a cavalier attempt to utilize a secret renewal process that flies in the face of any legal and democratic requirements of a public entity.

Making it even worse, the tactic neither serves Portland's continuing homeless problem nor the neighborhood.

**Hundreds of documented problems - crimes, assaults, and public nuisance, health and safety issues have been shared with city elected officials, along with a presentation to city council (after a major assault took place in the neighborhood).** Other numerous and ongoing violations of the master lease, sublease and Good Neighbor Agreement continue to be documented and reported.

These violations have gone on since almost the beginning of the OHOH existence with little to no action, and the little action taken, was never permanent. They are an affront to the neighborhood and the community. And, any meager actions by OHOH or the operator were never commenced without dozens and dozens of phone calls, letters, emails, and an outpouring of public outrage. The neighborhood has spoken time and time again.

***The facility and it's nonchalant, even negligent, operation pose real dangers perpetrated against neighbors***, young and old alike, able-bodied and disabled - the OHOH has been the proven attractor and cause of the ills.

From the beginning, the public was clear in their active and overwhelming opposition to the OHOH (big green tent) project. The opposition was based on specific and serious concerns that have played out and worse - deaths, fires, explosions, children in encampments, drugs, and outright refusal to provide legally required 24/7 safety and security, to name several.

The renewal effort by the city is not in keeping with the definition of the Pearl District Urban Renewal Plan (which does not include any shelter) nor does a no/low

barrier shelter, with negligent management's lack of operational oversight, serve the homeless population.

***Prosper Portland, Homer Williams and the city made clear OHOH would be temporary (5 years) in every public statement, verbal and written.*** It was made clear again, and memorialized in the lease, public documents from Prosper Portland, and in documented statements by the executive director of OHOH and the city.

Despite Mr. Dyer's inaccurate statement in the meeting that “temporary” was never defined — it was indeed defined, by the City, the master lease and sublease.

***Now, without any notice, any public involvement or discussions, Proposer Portland and the city are moving forward with lease renewal documents that ignore and dishonor a public commitment for the OHOH big green tent to be an explicitly cited “temporary” shelter*** to be “removed after the non-renewable lease is completed on December 31, 2023.” That was the irrevocable promise to the public, neighbors and community.

***Further, when asked if the city was planning to go through the required city review process, Mr. Dyer said, “NO. Then, as an afterthought added, “Unless the lawyers tell me to.”***

In fact, the only way the public discovered this secret process, is by an Oregon Public Records Act request to DEQ.

Attached are letters to Transition Projects.Inc, OHOH, and State Department of Environmental Quality outlining some of the dozens of concerns, Good Neighbor Agreement violations, rule and process lease violations surrounding the operation of the OHOH big green tent, the provisions of the lease and equally concerning the severe environmental issues with the land and safety issues with the adjacent bridge.

We look forward to hearing back from you as soon as possible with details of the process Prosper Portland and the city intend to use for this lease renewal including, as requested in the meeting, a copy of the current lease between the city and OHOH and any and all communications with OHOH to and from the city (including Prosper Portland). n4safe volunteers requested a copy of the lease at the scheduled on-line meeting, and to date, have never heard back from Mr. Dyer.

N4safe is holding Prosper Portland's actions to enact particular and poignant language in your organization's stated mission: ***"making it a better place to live for all Portlanders."***

As outlined in this letter, any renewal of the OHOH lease, in fact, is not making it a better place for the homeless nor for the neighbors - which has been documented and reported for years. N4s fully expects Prosper Portland and OFM to abide the "outside termination date of 12/31/23" with "no exceptions".

Respectfully,

***-The Volunteers at n4safe\****

*Michael Galizio*

Michael Galizio - *volunteer*

*Joan Neice*

Dr. Joan Neice - *volunteer*

*Copies to:*

*City and County Commissioners*

*Prosper Portland Commissioners*

*Oregon Media*

*Ross Day, Attorney*

*OHOH*

*Transition Projects, INC*

contact: [info@n4safe.com](mailto:info@n4safe.com)

website: [neighbors4safesmartshelters.com](http://neighbors4safesmartshelters.com)

**\*neighbors4safesmartshelters** (n4safe) Neighbors 4 Safe Smart Shelters is a coalition of neighbors and business owners of Northwest Portland, River area and the Pearl District working together to find safe, smart solutions to the homeless crisis in Portland that support the needs of homeless individuals, while respecting the safety and security of our shared communities. N4safe opposes the PROPOSED SRV on NW Naito Pkwy.