

## MEMORANDUM

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TO: Newberg Planning Commission

FROM: Doug Rux, Community Development Director

SUBJECT: Supplemental Material MAMD323-0002/MISC123-0009 at 516 N College Street

DATE: June 5, 2023

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Attached are three additional comments received from Mark Gaidos, TJ Rossetti, and Robin Baker for MAMD323-0002/MISC123-0009 for your consideration.

Attachment: 

1. Public Comment from Mark Gaidos
2. Public Comment from TJ Rossetti
3. Public Comment from Robin Baker



To: City of Newberg Community Development Department

From: Mark Gaidos  
414 N. College St  
New berg

Subject: Comments on File No. MAMD323-0002 / MISC123-0009 YCAP Shelter Expansion

1. As stated in the proposal, the expansion includes both the installation of an office modular structure, and a 50% increase in shelter beds. There should be a separate request and approval process for bed expansion, predicated on certain criteria of success for the program. The presumption that the office expansion facilitates an improved process for handling the homeless should be proven first, before adding more shelter capacity. This would be adjudicated by the Newberg Planning Commission and the City Council.

The current house is not large enough for 16 beds, let alone 24 (the equivalent of six families of four). Locating such a large capacity of beds in an established neighborhood of families with children is inappropriate and irresponsible. The shelter is in essence attracting homeless individuals to the area from outside of the city and likely outside of Yamhill County. In the past, the shelter catered to homeless families, not lone, drug-abusing male drifters. There have been an increasing number of negative interactions between local residents/businesses, and shelter clients". We are making ourselves into an attraction, and the downtown core and surrounding neighborhoods are paying the price.

2. Regarding the highlighted proposal excerpts below, my contention is that the shelter already negatively impacts the surrounding neighborhood, and that 50% additional beds will most likely increase the negative impact. This negative impact comes from the fact that the shelter is a "low barrier" shelter that is providing services to individuals who are free in the daytime to roam the surrounding neighborhood and downtown core. A number of these individuals have been loitering in and around the areas of the cultural center and library. This has negatively impacted the safety and livability of the neighborhood and the businesses nearby. The following highlighted statements in the proposal are frankly insulting:

*"The proposed changes to the YCAP facility will have minimal impact on the livability of the surrounding neighborhood."*

*"As shown, the impacts of the expanded use will be minimal and will not decrease the livability of the surrounding neighborhood. This criterion is met."*

*"The nominal increase of 8 beds will not have any impacts on the surrounding neighborhood."*

The author of the plan obviously does not live in the neighborhood and has no real knowledge of the impacts, or evidence to support these statements.

Here is another excerpt from the plan:

*"...the individuals and families using the facility are asked to respect the neighbors in terms of noise, trash, and other potential nuisances."*

The shelter "clients" may be asked to respect the neighbors in terms of trash, noise etc., but the fact is that there are increasing amounts of litter being deposited in neighborhood yards on the route between downtown and the shelter. There also have been increasing incidents of mentally ill individuals screaming obscenities, accosting residents, and requiring police intervention. I would like to know how YCAP staff onsite will help mitigate these issues. I would also like to know if YCAP is prepared to defend themselves legally in the event that a shelter occupant causes bodily harm to a resident of the neighborhood.

Conclusion: The addition of the modular is presumed to help YCAP improve their processes such that they can more effectively deal with the incoming homeless. This should be proved out prior to any bed expansion. The bed expansion should also be more carefully considered due to the incongruent location of the shelter in a residential neighborhood.

Sincerely,

Mark F. Gaidos  
414 N College St  
Newberg, OR 97132

## Doug Rux

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**From:** PLANNING  
**Sent:** Monday, June 5, 2023 2:16 PM  
**To:** Doug Rux; Fe Bates  
**Subject:** FW: 615 N College Street

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**From:** TJ Rossetti <Rossetti\_TJ@msn.com>  
**Sent:** Sunday, June 4, 2023 9:10 PM  
**To:** PLANNING <planning@newbergoregon.gov>  
**Subject:** 615 N College Street

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No on modification for the "shelter".

There is already an increase of used needles and empty alcohol and beer bottles in the area. There is an increase of property theft in the area.

The homeless can be seen throughout the day with full shopping carts and black garbage bags roaming the streets and crossing illegally. Several hangout near the High School and Edward's elementary school in the morning. Several times a week a lady stands on the corner of city hall and social goods screaming at the wall and innocent pedestrians and drivers.

Property values will decline as homeless increase. Additional bedding snowballs the homeless problem. Homeless will come to Newberg for the freebies and say thank you by trashing the city. Police are already busy. Public works is already busy. We are taxed out.

This addition to the shelter creates more homeless for Newberg and does not solve the problem.

The gentleman with the 2 dogs who came to Newberg almost two years ago "looking for work" has yet to find work. It's because of the freebies. Stop catering to those who refuse to help themselves. Homeless is rock bottom and the majority of the homeless are content of staying right there.

Don't make Newberg into Portland.

June 4, 2023

Written Comments: File No. MAMD323-0002 / MISC123-0009  
City of Newberg  
Community Development Department  
PO Box 970  
Newberg, OR 97132

Re: Proposed YCAP Shelter Expansion

To whom it may concern:

We are grateful that we have citizens and agencies who take homelessness seriously and have a plan for helping Yamhill County citizens who lack shelter. At the same time, the agency running a shelter must carefully weigh the impact on the surrounding neighborhood and plan for disruptions that may occur to the daily lives of residents of the area.

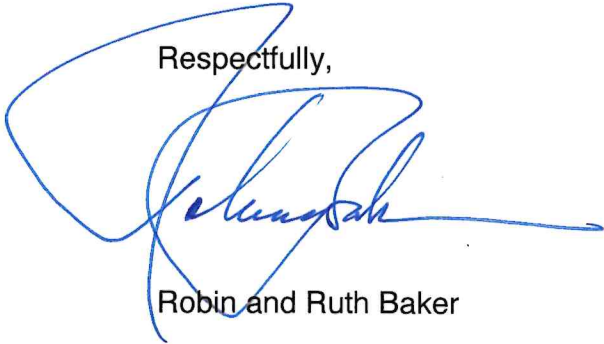
In the proposal as presented, the application asserts that: 1.) *The proposed changes to the YCAP facility will have minimal impact on the livability of the surrounding neighborhood;* 2) *As shown, the impacts of the expanded use will be minimal and will not decrease the livability of the surrounding neighborhood. This criterion is met;* 3.) *The nominal increase of 8 beds will not have any impacts on the surrounding neighborhood;* 4) *Likewise, the services provided have not had any negative impacts on the surrounding properties since the facility is well-maintained and the individuals and families using the facility are asked to respect the neighbors in terms of noise, trash, and other potential nuisances”* We are not sure how such claims have been measured. We have answered no survey, that we are aware of, nor has anyone asked how the neighborhood has changed since the development of the shelter service in our local area. Residents in the area certainly have been disrupted by the activity of the shelter and an increase in shelter activity, even by 8 beds, will increase the activity of persons who use the shelter and have no place to go in the daytime.

We want to emphasize that we are not opposed to the shelter effort in principle. We certainly need to find solutions for those who find themselves without shelter. For an agency conducting such work though, they must also strategize to find those seeking shelter, employment or at least places to go during the day. We live two blocks from the shelter and have been confronted by persons who use the facility on our streets. On more than one occasion a resident of the facility has left in the morning and confronted citizens walking their dogs along Meridian resulting in calls to the Newberg police force. We have had an individual banging on our door asking for food and other aid (which was provided.) Daily individuals from the shelter head to Newberg parks or simply sit on our street corners. Our neighborhood certainly feels less safe than it did several years ago. (This is also not to suggest that all persons using the facility are problems. That is not true.)

Simply put, the writers of the report are not accurate when they suggest that there have been no negative impacts on the neighborhood. Without a comprehensive solution to the challenges of the citizens using these services, they are left to fend for themselves on the streets of the city during working hours. For many, we are sure, it is a challenge.

We are opposed to the shelter expansion until the agency more effectively communicates with its neighbors and makes a solid, comprehensive effort to address the concerns of the people they seek to serve.

Respectfully,

A handwritten signature in blue ink, appearing to read "Robin and Ruth Baker", with a large, stylized flourish above it.

Robin and Ruth Baker

701 E. Franklin Street

Newberg, Oregon 97132