

# Waldorf: Project would include about 40 one-bedroom, studio units

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between Astoria City Hall and the library. Barring any shocking surprises, she said, the non-profit will likely buy the building and move forward with a housing development.

## Workforce housing

The project would include about 40 one-bedroom and studio units.

"It would be for people that are earning 50 and 60 percent of median income," Garver said. "That's a lot of entry-level jobs and service-level jobs that would make those incomes."

On the ground floor would be a retail outlet of about 800 square feet, for which Garver said Innovative Housing is open to proposals.

"We're a year or two away from getting the project done, because it takes a little longer to put affordable-housing financing together," she said.

Garver said paying for the project will involve lining up a



Jeff Daly/Submitted Photo

The reception area of the Waldorf Hotel. A proposed project would remodel the building.

series of tax credits for historical buildings and affordable housing, a mortgage and some smaller grants through the State

Historic Preservation Office.

## Local connection

Sarah Lu Heath, director of

the Astoria Downtown Historic District Association, said she learned about the Waldorf Hotel during the Oregon Main Street

Conference in September. Heath, formerly the state development director for Restore Oregon, said she told Garver about the building, before putting her in touch with City Manager Brett Estes at a restoration celebration a month later.

"We're excited to see something done with that property, as it sits between two key city facilities," Estes said of the Waldorf.

Most of Innovative Housing's work has been in the Portland area, save for a 54-unit apartment project developed on a rundown mobile home park in Albany. Garver said the community came together in support of that project, a similar sentiment she said has drawn Innovative Housing to Astoria.

"It sounds like the community really wants the building saved, and there's a lot of energy around that," Garver said of the Waldorf.

## Saved from demolition

Groat Brothers pur-

chased the building in 2012 for \$25,000, with the intent to tear it down for an expansion of the library. The plan faced a backlash from preservationists arguing to save the 1920s-era building as an example of Late Commercial architecture with Renaissance detailing. The Historic Landmarks Commission eventually voted against demolition.

Dennis Groat, a vice president of Groat Brothers, had advocated for demolishing the building because of rot and other structural issues he said had created a safety issue. Reached Monday, Groat said he doesn't have a problem with the building becoming workforce housing.

Garver said that Innovative Housing, formed in 1984, has never sold a property it developed. "We're a long-term owner," she said, adding the nonprofit intends to keep the building well-maintained and available as affordable housing.

# Homeless: 'There's a small number of people ruining it for the rest of us'

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conversation based on behaviors, we can actually start to make some progress."

Johnston said panhandling hasn't been illegal since 1996, when a former city law against the practice was deemed unconstitutional. Loitering, sitting and lying in public spaces is also allowed, he said, with prohibitive ordinances challenged in the courts. As for public intoxication, Johnston said, it violates city code and results in a fine, which people often can't afford to pay but costs the city money to issue.

## Say something

Johnston said police enforcement in problem areas has shifted around downtown, visiting the Sixth Street Viewing Platform, the downtown transit center and most recently Marine Drive and Commercial Street. Part of that enforcement, he said, depends on people's willingness to report unlawful

activity such as impeding traffic on the sidewalk and touching of people or their property.

"We're busy; don't get me wrong," Johnston said. "We're not looking for work, but let us decide if we can help you."

Johnston said police can help "as long as we have a complainant who is going to say something other than, 'I don't really want anything done; I just kind of want them to leave.' Because that puts us in a very difficult situation, because we can ask them to leave ... but then what?"

He reminded people of the nonemergency dispatch number — 503-325-4411 — through which complainants can reach a police officer.

Community Development Director Kevin Cronin, at the meeting Friday, said one way to address panhandling could be setting up collection meters for people to donate to local services instead of individuals.

Johnston said the police are starting a new program called

Property Watch, in which officers get permission from the owners of vacant buildings to trespass people loitering in vacant storefronts, awnings, alcoves and other covered areas off the public right-of-way where people gather. Sgt. Andrew Randall of the Astoria Police Department, interfacing with property owners, can be reached at arandall@astoria.or.us

## Small cross-section

One of the places merchants hope the program will help is the former Garbo's Vintage Wear storefront. Vacated last year for a marijuana store but still vacant, the storefront has become a regular gathering spot for a rotating group of people loitering, panhandling, drinking in public and occasionally accosting passers-by. Resting and sharing a drink there Wednesday afternoon, amid others, were Zombie and Buck, the nicknames they provided.

Zombie, a 20-year-old

woman from Spokane, Washington, marked by the small black cat she travels with, described herself as a traveler wanting to experience life instead of being stuck to a set job and routine. "I can't account for everybody, but I'm not causing this problem," she said of the concerns over aggressive behavior.

Buck, a local in his early 30s, said he was laid off in the winter from a construction job and fell on hard times. "We're loud and obnoxious sometimes, but we're not robbing anybody," he said.

Buck and Zombie both said there is a small cross-section of the homeless community causing problems and making life more difficult for others just trying to meet their basic daily needs before moving on or finding employment.

"There's a small number of people ruining it for the rest of us," Zombie said. She said most people just want their basic needs met, such as a place

to use the bathroom. The city has a coded entry to the downtown bathrooms near 13th and Exchange streets, but has installed port-a-potties at 16th and Ninth streets near the Astoria Riverwalk. But Buck said the distance to the bathrooms from downtown can deter some people from using them.

The former Garbo's storefront could soon get busier, with building owner Donald Sloan saying development will start within the week on the marijuana store, and that workers will vacate the people out front.

Buck said the police can enforce the laws and move people around, but that it won't change anything. "Maybe we need more help."

## Coordinating services

The homelessness task force Johnston was recruited to head in 2015 after similar complaints regarding aggressive behavior resulted in port-a-potties on 16th and Ninth streets near

the Astoria Riverwalk, along with recommendations to advocate for more centralized services, inventory the need for and advocate for housing and shelter and build the capacity of local nonprofit advocacy groups like Riverfolk and Clatsop Community Action, which assist with daily living needs and housing.

Cronin said that while Astoria has separate groups providing essential services, there's no regional authority to organize efforts.

If he had an unlimited budget, Johnston said, he'd establish a central service where people can go for anything from charging phones and storing belongings to seeking addiction treatment or getting help finding employment, something not even cities like Portland and Eugene have been able to provide. "That's my vision, is to have gapless service, to have a place where there is one place that a person can go if they need help, if they're down and out."

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T.S. No.: **OR-16-751392-AJ**

Reference is made to that certain deed made by, JOSEPH E SIMS AND PATRICIA B SIMS, HUSBAND AND WIFE as Grantor to FIDELITY NATIONAL TITLE INS CO, as trustee, in favor of WELLS FARGO BANK, N.A., as Beneficiary, dated 1/4/2011, recorded 1/12/2011, in official records of CLATSOP County, Oregon in book/reel/volume No. and/or as fee/file/instrument/ microfilm / reception number 201100336 and subsequently assigned or transferred by operation of law to WELLS FARGO BANK, N.A covering the following described real property situated in said County, and State, to-wit: APN: 23321 0101 80909AC 00900 LOT 3, BLOCK 14, ADAIR'S PORT OF UPPER ASTORIA, IN THE CITY OF ASTORIA, COUNTY OF CLATSOP, STATE OF OREGON. Commonly known as: 3759 LIEF ERIKSON DRIVE, ASTORIA, OR 97103-2436 The undersigned hereby certifies that based upon business records there are no known written assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7). Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been rec ordered pursuant to Section 86.752 (3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sum: TOTAL REQUIRED TO REINSTATE: \$9,866.76 TOTAL REQUIRED TO PAYOFF: \$189,997.78 Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay. 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Whereof, notice hereby is given that QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned trustee will on 5/30/2017 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, Inside the main lobby of the County Courthouse 749 Commercial Street Astoria, Oregon 97103 County o f CLATSOP, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. 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ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771. QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. TS No: OR-16-751392-AJ Dated: 1/11/2017 Quality Loan Service Corporation of Washington, as Trustee Signature By: \_\_\_\_\_ Maria Montana, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 IDSPub #0121340 3/7/2017 3/14/2017 3/21/2017 3/28/2017. 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