

Hyak housing project is put on hold for time being

Housing authorities await legal opinion, city of Seaside's ruling

By Katherine Lacaze
Seaside Signal

The NorthWest Oregon Housing Authority is holding off acquisition of the Hyak Building in Seaside until the agency establishes a dialogue with the neighbors about the building's future use by Helping Hands and receives a legal opinion on potential zoning issues that have been raised.

While the authority's board of commissioners still supports the project, they are sensitive to concerns raised by the building's neighbors near Edgewood Street and Avenue S.

"We respect the input from the community and we welcome the conversation," NOHA Executive Director Todd Johnston said at the agency's April board meeting.

Some of the property's neighbors, such as Rosemary Baker-Monaghan, are challenging the property being used for a purpose that doesn't conform to its residential medium density zoning; others simply don't want to live next to, as they call it, a half-way house.

Helping Hands plans to lease the property and use it to house formerly homeless men in the pre-graduate stage of their re-entry program. Baker-Monaghan, at the authority's board meeting, said she believes "there's a better spot to accomplish what you want to accomplish."

"I hate that I have to come here and say, 'stop,'" she said, reiterating she believes the project as proposed would violate the city's Zoning Ordinance.

The concerns expressed by other neighbors allude to fear about potential illegal or criminal activity transpiring at the house. In a letter to Mayor Don Larson and City Administrator Mark Winstanley, a man who lives adjacent to the Hyak property said he

has two young children that play in the backyard, and he thinks the tenants from Helping Hands could pose a safety risk.

"At the very least, if this project is pushed down our collective throats, I will insist on an adequate fence to be constructed between our mutual properties to give me some peace of mind in letting my children out to play in their own backyard," he wrote. "That is the very least that could be done to mitigate this perceived and possible threat to my children from men who may have problematic backgrounds."

He and others also believe property values could be harmed when Helping Hands moves in.

Who would be renting

Helping Hands Executive Director Alan Evans reminded the housing authority board that the agency would be leasing the building to the organization as a whole, not to individual members. It was previously reported ten-

ants would pay rent to help cover the lease, but that is a mischaracterization. Helping Hands would use member dues to help pay for the lease. If tenants did not behave according to Helping Hands' rules and guidelines, they would lose their membership and be removed from the Hyak house.

Also, Evans said, the face of homelessness has changed - it should not be assumed all homeless people are former drug or alcohol users or abusers.

"This is about good people who've been through bad situations," he said.

Evans is used to dealing with individuals that oppose the idea of having rehabilitation centers and homeless shelters in their backyards, but he believes there may be misunderstandings about the project.

NOHA board member Joyce Stuber agreed the face of homelessness is changing and the community could benefit from more enlightenment and education.

Helping Hands' goal is to provide a safe living environment for members once they have a job or are enrolled in school as part of their re-entry program. The members have to adhere to a high level of accountability.

Research shows how autonomy, mastery and purpose are benchmarks by which people measure their value, NOHA board member Darlene Newton said. Moving to the Hyak house near the end of their program would provide Helping Hands members a level of autonomy and self-reliance that could serve as a springboard for their reintegration into the community.

"I really advocate for this type of venture," she said.

Helping Hands already has invested about three years and thousands of dollars to make the project possible. The project lost a \$500,000 grant from Oregon Housing and Community Services when

See Hyak, Page 7A

Obituaries



E. Roy Cole

Jan. 22, 1919 — April 10, 2015



E. Roy Cole, 96, passed away peacefully at home, with family, on April 10, 2015. He was preceded in death by his wife Mary Cole, and six of his brothers, and two sisters.

Roy is survived by his seven children: Daughter Shirleen Hutchens and husband Gary of Estero, Fla., grandchildren Eric Hutchens, wife Ranya, and great-grandsons Gabriel and John, grandson Tim Hutchens and great-grandson William, Amy Figge and husband Alex and great-grandsons Thomas and Ford, and granddaughter Anne Hutchens. Daughter Diane Schafer and husband Ralph of Ramona, Calif., granddaughter Angela Keller and husband Jay, and great-grandchildren Ava and Jack, and grandson Andrew Schafer. Son Jim Cole of Seaside, Ore. Daughter Pat Boehm and husband Don of Astoria Ore., grandchildren Tracy Linder, David Pitman and Nicole Bennett, Becky Boehm, and Jennifer Boehm. Son Fred Cole of Baja, Mexico. Daughter Judy Knapp and Rick Murrell of Knappa, Ore., and grandchildren Doug



E. Roy Cole

Knapp, great-grandchildren Kaydence, Macy, and Gatlin. Josh Knapp and wife Christina, and great-grandchildren Teagan and Mollie. Son Roger Cole and wife Pat of St. Petersburg, Fla., and granddaughter Summer Thielbeule and husband Adam. Brother Robert Cole of Chapel Hill, N.C., and his loving companion Rosie Egbert of Hillsboro, Ore.

Roy was born in a turpentine camp in Texas and raised in Florida. He joined the Navy, met his wife in Nashville and was stationed in Coos Bay before moving to Seaside in 1945. He had

his own delivery service, was employed as an auto mechanic, in a lumber yard, delivered linens, had many rental properties and owned and operated a motel. Roy is a past commander of Legion Post 99, and was very generous with his contributions to the Seaside High School Scholarship fund.

Roy was an avid hunter, clam digger and gardener. He enjoyed traveling and found his greatest joy and true calling as patriarch to his 26 grandchildren. His warm smile, soft voice and the sparkle in his eyes will be remembered and missed by all who knew him.

Funeral services were held at Hughes-Ransom in Seaside April 18. Graveside services at Evergreen Cemetery and a reception at the Cole family residence followed.

Donations to the Seaside High School Scholarship Fund are encouraged in lieu of flowers.

Hughes-Ransom Mortuary is in charge of arrangements. Visit www.hughes-ransom.com to share memories and sign the guest book.

Judith Ann Osborne passed away Tuesday, April 14, 2015. She was born in Sacramento, Calif., on Dec. 23, 1941.

After graduating from Highline High School in the Seattle area, she attended Central Washington University in Ellensburg, Wash. and became a flight attendant for United Airlines. She raised four children on her own; loved books; loved history; all things British; was a published writer and member of a local writer's group. She rescued many a cat and dog over the years.

She is survived by her brother, Donald Osborne Jr. and his wife, Donna Jean, of Wheeler, Ore.; her children, Jessica Stoller of Leavenworth, Wash., Jeffrey Stoller of Seaside, Ore., Joshua

Judith Ann Osborne

Dec. 23, 1941 — April 14, 2015



Judith Ann Osborne

Stoller of Nehalem, Ore., and Brian Stoller of Myrtle Creek, Ore.; and two grandchildren, Zachary Robinson and Oscar Stoller. There are numerous nieces, nephews, great-nieces and nephews, her beloved animals, Poppy, Dixie Brindle

and Indigo, and many friends. She was preceded in death by her parents, Donald and Louise Osborne of Cannon Beach.

There will be no formal service at Judith's request. Formal viewing ended Wednesday, April 15, at Waud's Funeral Home in Tillamook. The family is planning a celebration and memorial event in the near future, when the full family can participate. Information will be forthcoming.

The family asks that donations be made to the Cannon Beach Library, P.O. Box 486, 131 Hemlock St., Cannon Beach OR 97110; the Manzanita Library, P.O. Box 147, Manzanita OR 97130; and the Oregon Humane Society, 1067 N.E. Columbia Blvd., Portland, OR 97211.

Deaths

Astoria. Hughes-Ransom Mortuary is in charge of the arrangements.

April 22, 2015

LARSON, Daniel Ray,

74, of Seaside, died in Seaside. Ocean View Funeral & Cremation Service in Astoria is in charge of the arrangements.

April 17, 2015

HARRIS, Coleman Lloyd "Cody," 64, of Astoria, retired Clatsop County deputy sheriff, died in

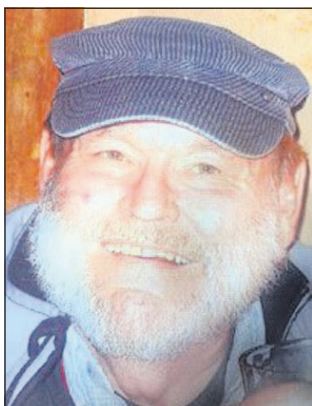
John Cooke

May 16, 1945 — April 8, 2015

John Douglas Cooke was born May 16, 1945, in Astoria, to Mildred Evelyn Niemela Cooke and Douglas Cooke. John attended Westport Elementary and Clatskanie High School then moved to Seaside his sophomore year, where he graduated from Seaside High School in 1963.

He graduated from the University of Oregon and then became a bank examiner in Southern California. In 1976, he invented a board game called "Double Option Cribbage," which he sold to a toy company. The sale of Double Option Cribbage allowed John to start his first accounting business: Cooke CPA.

He is survived by wife Annie Cooke; brother Bob Cooke; sister Carole Cooke Bass; children Jena Cooke, Michelle and Tim Wunderlich, and Monique and Richie Gangle; grandchildren Tandy and Jada Carrow, Annika, Riley and Madden Wunderlich, Hailey and Madisyn Gangle (they called him Opa). He enjoyed visits with his sister, Carol, and her grandchildren, Nicholas



John Cooke

and Chirstina, and recently reuniting with his cousin, Mary Cooke Briggs. He had countless nieces, nephews and cousins who all loved him dearly.

John was a successful businessman, retiring from his last business, John Cook, CPA in 2012. He was always thankful for his faithful office manager, Tanja Sivley. He was an avid golfer and looked forward to golfing more during retirement. He really liked visiting with his friends and talking about the stock market and other current events. He loved clam digging, crabbing, watching the sunset, walking the Prom,

and watching his grandkids in their various activities. He took many drives up and down the coast with the love of his life — Annie. They traveled together to Europe, where he met more friends and family, and loved going to Mexico. He looked forward to many more trips with retirement.

John enjoyed gatherings at home — there was always food and drinks and everyone was invited! At Christmas the grandkids would decorate the house and read "The 12 days of Christmas."

"Opa Jonny" loved hearing the laughter and chaos. John was loved by those close to him and will be missed every day. With so many great stories and memories, he will be remembered always.

At John's request, there will be no formal funeral services. Friends and family will gather for a private celebration of life. In lieu of flowers, donations may be made to scholarship funds at the American Legion or the Elks Lodge.

"Cheers Jonny — it's 5 o'clock now."

Olive Pershing

Oct. 12, 1917 — April 24, 2015

Olive Pershing peacefully passed away April 24, 2015, at her home in Vancouver, Wash., surrounded by the love of her family. Olive Cassie Gray was born October 12, 1917 to George and Sarah Gray in Astoria, Ore. She resided in Seaside, Ore., most of her life.

Family was everything to Olive. She had six children, 23 grandchildren and many great-grandchildren. She was kind and gentle, and was always happy to see visitors. You can bet she had gum or Tic Tacs,



Olive Pershing

and was always up for a game of Yahtzee or Zonk.

Olive was a big fan of the Portland Trail Blazers, and loved Jesus.

Her sisters, Nelly Barker and Mary Dunn, and her son, John Pershing, preceded Olive in death. She is survived by her daughters, Connie (Darrell) Downey and Laura Brown; sons, Monty, Bob (Barb) and Bill (Sheila) Pershing; along with her many grandchildren, great-grandchildren, and so many other relatives and friends.

Grandma Olive, you will be missed by everyone!

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