

# COORDINATED HOUSELESS RESPONSE OFFICE (CHRO) Board of Directors Meeting Agenda

8:30 – 10:00 am on Thursday, September 21st, 2023  
Deschutes Services Building, Allen Room (2nd floor), 1300 NW Wall St., Bend, OR

---

**Click this link to access the meeting via Zoom:**

<https://us02web.zoom.us/j/81425690298?pwd=ZUpTYnVzTEhyVFd0V1FIZXBwMkVkdz09>

(Note that using this option may require you to download the Zoom app to your device.)

**To join by phone:** 253-205-0468 **Meeting ID:** 814 2569 0298 **Passcode:** 026276

## AGENDA

8:30 – 8:32	1. Introductions and Agenda Review	Vice-Chair Perkins
8:32 – 8:35	2. Approval of Minutes <i>Attachment A</i>	Chris Ogren
8:35 - 8:50	3. COIC Board Update & IGA Discussion	Tammy Baney
8:50 – 9:10	4. Public Agency Roundtable Planning <i>Attachment B</i>	All
9:10 – 9:25	5. Community Updates	CHRO Board Members
9:25 - 9:40	6. CoC Annual Competition Update <i>Attachment C</i>	Erik Nelson & Chris Ogren
9:40– 9:50	7. Provider Update – MVCD	Rick Russell
9:50 – 9:55	7. Public Comment	
9:55 - 10:00	8. Other Items & Adjourn	



Deschutes County encourages persons with disabilities to participate in all programs and activities. This event/location is accessible to people with disabilities. If you need accommodations to make participation possible, please call (541) 388-6584 or send email to erik.kropp@deschutes.org.

Condado de Deschutes alienta a las personas calificadas con discapacidad a participar en sus programas y actividades. Esta evento/ubicación es accesible para personas con discapacidad. Si necesita hacer arreglos para hacer posible la participación, llame al (541) 388-6584 o envíe un correo electrónico a erik.kropp@deschutes.org.

## COORDINATED HOUSELESS RESPONSE OFFICE (CHRO) Board of Directors Meeting Minutes

11:00 – 12:30 pm on Thursday, August 17th, 2023  
Deschutes Services Building, Allen Room (2nd floor), 1300 NW Wall St., Bend, OR

---

*Attendance: Commissioner Adair, Chair, Deschutes County; Councilor Perkins, City of Bend; Councilor Blum, City of Sisters; Councilor Zwicker, City of Redmond; Chris Ogren, Houseless Response Analyst; Nick Lelack, County Administrator – Deschutes County; Keith Witcosky, City Manager – City of Sisters; Amy Fraley, City of Bend; Deputy Karpstein, Sheriff's Office; Eric King, City Manager – City of Bend; Jordan Wheeler, City Manager – City of Sisters; Mickie Derting, City of Bend; Kerry Prosser, City of Sisters; Tammy Baney, Executive Director – COIC; Angie Powers, Deschutes County; Deputy Blilack, Sheriff's Office; Geoff Wullschlager, City Manager – La Pine; Commissioner Debone, Deschutes County; Officer Ditzel, USFS; Stacey Witte, REACH; Eliza Wilson, HLC & J Bar J; Caitlin Rodgers, OHCS; Brook O'Keefe, City of Bend; Kathy Skidmore, Central Oregon Veterans Outreach; Deschutes County HOST Team; Linda Cline, City of Redmond; Kevin Hopper, Community Member; Linda Murrer, Community Member; Natalie (?), Community Member.*

### 1. **Introductions and Agenda Review**

Chair Adair called the meeting to order at 11:00 and asked participants to introduce themselves.

### 2. **Approval of Minutes**

The group reviewed the minutes from meetings on July 20<sup>th</sup> and July 27<sup>th</sup>. Chair Adair noted a missing name on page 3 of the packet. Chris Ogren noted staff would correct the issue.

**VOTE:** Councilor Blum motioned approval of the July 20<sup>th</sup> minutes, pending edits. Councilor Zwicker seconded the motion. The motion passed unanimously. Mayor Richer was absent.

**VOTE:** Councilor Zwicker motioned approval of the July 27<sup>th</sup> minutes. Councilor Blum seconded the motion. The motion passed unanimously. Mayor Richer was absent.

### 3. **COIC Board Updates**

Tammy Baney explained that the COIC Board has had initial discussions about the proposal of hosting the CHRO back at their August Board Meeting. Tammy explained the concept of the CHRO maintaining autonomy, but being supported by COIC staff. Tammy said that the next step in the process is to negotiate the agreement between Deschutes County and COIC, and that Tammy had been

given instructions from the Board to begin negotiating budget, staffing, bylaws, and more. Commissioner Adair asked when Tammy thought the negotiations would be concluded. Tammy responded that negotiations should be concluded in early October, but that there would be draft documentation for the CHRO Board to review by their next meeting on September 21<sup>st</sup>. Councilor Perkins requested the draft materials as soon as possible so the Board has adequate time to review. Councilor Zwicker asked Tammy how quickly she could share the draft documents. Tammy noted that the next COIC Board meeting occurs the first week of September, and that meeting will need to happen before a draft can be shared.

#### **4. Bylaws Discussion**

Chris Ogren introduced the draft bylaws for Board consideration. Chris noted that staff had incorporated the changes requested in the previous Board meeting, which revolved around more clear delineation between the CHRO Office, the CHRO Board, and the Advisory Committee as well as addressing some vagueness in the attendance section of the bylaws.

In reference to the attendance policy, Councilor Zwicker clarified her preference for the policy to explain that unexcused absences count towards the policy, but excused absences shouldn't. Chris noted that the policy has ambiguity around the results of violating the attendance policy. The Board clarified that a community would not be excluded from the CHRO based on a representative's inability to attend, but that that community would be required to select a new Board representative.

Councilor Blum requested that each iteration of the bylaws have a version number. Councilor Zwicker requested page numbers on the document. Nick Lelack asked if the language on public comment may necessitate a change. The CHRO Board agreed that it was unnecessary to specify that public comment always came at the end of the meeting.

Chris asked the Board if they wanted to vote to approve the bylaws then or if it made sense to wait until the discussion with COIC moves forward. The Board asked Tammy what she recommended. Tammy recommended the Board wait to make the decision until negotiations were complete.

#### **5. Public Agency Roundtable Planning**

Mickie Derting introduced a map that she helped create, in partnership with local service providers. Mickie stressed that the data changes regularly, and is not intended to replace the Point-in-Time Count, but is meant to be a tool to help illustrate the problem and highlight priority areas.

Commissioner Adair asked Officer Ditzel about the Fuzztail fire. Officer Ditzel noted that the fire was contained, and no evidence suggested that the fire was caused by someone living unhoused.

Councilor Perkins requested a staff update about the progress of the public lands emergency roundtable planning efforts. Chris Ogren noted that the meeting had been delayed so that staff could continue to identify which organizations have resources that can be utilized to address the emergency. Eric King noted that the governor's office would attend the staff meeting as well.

Councilor Blum asked about which staff would be attending the meeting, and stressed the importance of having everyone at the table for the initial conversations. Councilor Blum requested an update on the conversations others have had with the governor's office. Commissioner Adair explained that the discussions have been really focused on managed camps and Central Oregon's unique needs and challenges. Tammy noted that funding through EO 23-02 may be available to support the effort, as long as the region is on track to meet its other goals. Commissioner Adair asked if the money could be used to support camping or safe parking, Tammy responded that the funding couldn't be used to support unsheltered camping, but could be used to provide services to individuals living in that setting.

## **6. China Hat Update**

Deputies Karpstein and Blilack with the Sheriff's Office spoke to their perception and experiences patrolling the China Hat and Juniper Ridge areas since June. Deputy Karpstein noted the value of the partnership with the US Forest Service. Karpstein noted that he felt like his experience patrolling China Hat is unique to others providing outreach to the camps, because the Sheriff's Office doesn't provide resources or services to help people, but is there primarily for law enforcement and watching for fires. Deputy Karpstein noted that he has distributed nearly 30 fire extinguishers throughout camps in China Hat.

The deputies shared that the conditions in China Hat are a serious cause for concern. The deputies have concerns about the safety of individuals living out there, the fire risk due to unmanaged fires, drug use, and the human waste due to dumping tanks and buckets.

Deputy Karpstein explained that camping at China Hat is increasing. The deputies explained they believe the increase is due to lax enforcement and public awareness about China Hat as a place to reside has increased to the point of having website devoted to telling people how to get to China Hat and camp there. The officers also explained that they believe that almost every person residing in

China Hat is not from Oregon, and that Measure 110 is bringing people to Oregon.

**7. Provider Update – REACH**

Stacey Witte explained that she’s been providing outreach to China Hat and Juniper Ridge for the past 8 years, all by herself. Stacey explained her belief that homelessness is a spectrum, there are some people that need and want help and others who don’t.

As Stacey has been doing outreach, she’s been asking people what they would want to see in a managed camp.

Stacey explained how her and her staff have worked with Bend Fire to help people replace their wood heaters in their trailers with gas heaters. She suggested the Sheriff’s Office and Forest Service reach out to her staff to coordinate some of this, if they’re interested. Stacey also noted the importance of Safe Parking.

Stacey noted that managed camps that put hundreds of people in one space and seriously limit participants’ ability to freely come and go will be unsuccessful. There is a subset of the homeless population that will not go into a shelter, we need to think about how we support those individuals. People have been living out there for over 20 years. Continuing to close camps and enforce camping bans makes providers jobs harder as people move every day and are hard to track down.

Stacey recommended that the CHRO Board focus on increasing shelter capacity, both high and low barrier, and increasing Safe Parking capacity so people have a place they can go.

**8. Public Comment**

Commissioner Debone introduced a report that the Sheriff’s Office had just received from Kevin Dahlgren, who was contracted to create a more up-to-date Point-in-Time Count.

Kevin Hopper – Public Land Stewards – Kevin and his group have ben cleaning up China Hat for over 8 years. Kevin thinks this is a mental health crisis. Kevin said that people don’t always enter China Hat with mental illness, but they often leave with them. Kevin is a concealed carry holder. Kevin is glad Kevin Dahlgren is here to work with the Sheriff. Kevin pulled hundreds of thousands of pounds of garbage from China Hat. Kevin thanked Discover Your Forests for fiscal sponsorship. Kevin noted that he has seen positive change in China Hat since the yellow bags have been shared with campers.

Stacey Witte – REACH – Stacey noted that she started a program with BottleDrop a few years ago that piloted a program to pay people to collect garbage in specific areas around town in exchange for gift cards. Stacey noted the project as a success.

Linda Murrer – Community member – Linda thanked everyone for their work on this issue. Linda said she really likes Kevin Dahlgren and he should be invited to a future CHRO Board meeting.

**9. Other Items & Adjourn**

**Chair Adair adjourned the meeting at 12:37 pm.**

DRAFT

**The following report was commissioned by the Deschutes County Sheriff's Office (DCSO). The report was shared in the August meeting of the Coordinated Houseless Response Office (CHRO), during the public comment period. The Coordinated Houseless Response Office (CHRO) did not condone or request the report, and had no knowledge of it's creation or intended use. The Coordinated Houseless Response Office (CHRO) will continue to rely on evidence-based best practices, including the utilization of the Point-In-Time Count for information.**

JUNE 14TH-JULY 31ST 2023

**DESCHUTES COUNTY HOMELESSNESS**





## Outreach/mapping update

Using the On X app I have started doing extensive mapping of Deschutes county with the goal in counting as many homeless as possible. When possible I do an assessment and learn as much as possible. My goal has been to learn where they came from, why are they homeless, is anybody helping them, identify barriers that have kept them homeless and would they accept sanctioned camping?

There are six areas the county has requested I prioritize

- China Hat
- Juniper Ridge
- East Antler
- Pierce road near La Pine
- Sisters
- Skyliners Road West of Phil's trailhead

Combined I have mapped out over 1500 miles to date.

**China Hat:** Of the areas I have mapped, there is over 120 RVs and almost 200 cars. I have counted 43 tents. Many RVs appear to be currently unused by campers. It appears that at least a third are used for storage. I estimate there are approximately 210-260 homeless in the areas I have mapped. I have talked to 73. 48 (65%) have reported to me that are not from Deschutes county. 54 (73%) have told me they would consider sanctioned camping. 9 (12%) report having contact with an outreach worker offering help with housing.



**Juniper ridge:** There is over 45 RVS and 190 cars in dirt world. I have counted 14 tents. There are areas that are not safe so have not been able to map certain areas. I estimate there is approximately 110-130 homeless there in the areas I have mapped. I have talked to 31 of them. 17 (54%) are not from Deschutes county and 22 (70%) are interested in services and would also accept sanctioned camping. 4 (12%) tell report having contact with an outreach worker offering help with housing.

**East Antler:** There are over 80 RVs and about 170 cars. I have counted 22 tents. There are areas that are not safe so I have mostly stayed close to the main road. There are approximately 140-170 homeless. I have spoke to 35 of them. 22 (62%) have told me they are not from Deschutes county. 10 (40%) tell me they would accept sanctioned camping. 6 (17%) report having contact with outreach offering housing.

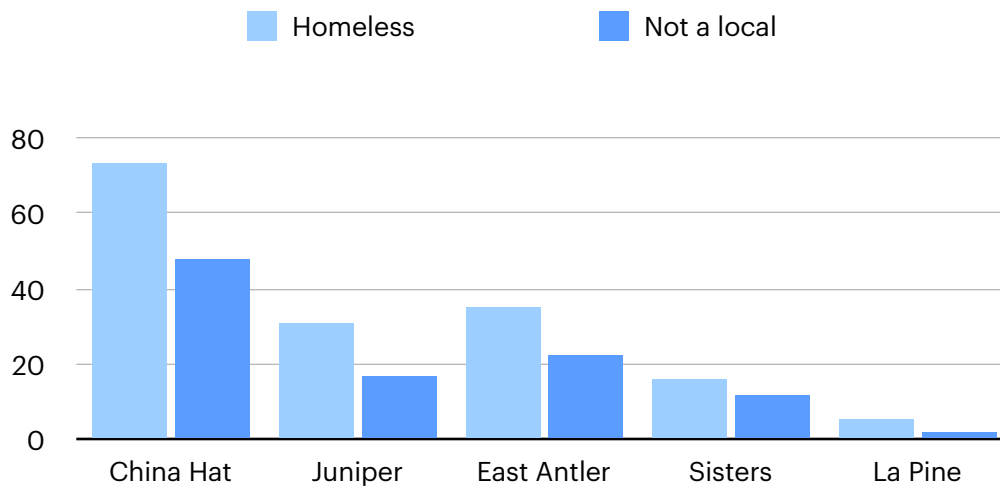
**Sisters:** There is 37 RVS in the area I have mapped. There are 12 tents. I estimate approximate 80-120 homeless in Sisters. I have spoke to 16 homeless and 12 (75%) tell me

they are not from Deschutes county. 7 (43%) told me they would considered sanctioned camping. 3 (18%) report having contact with an outreach worker offering housing.

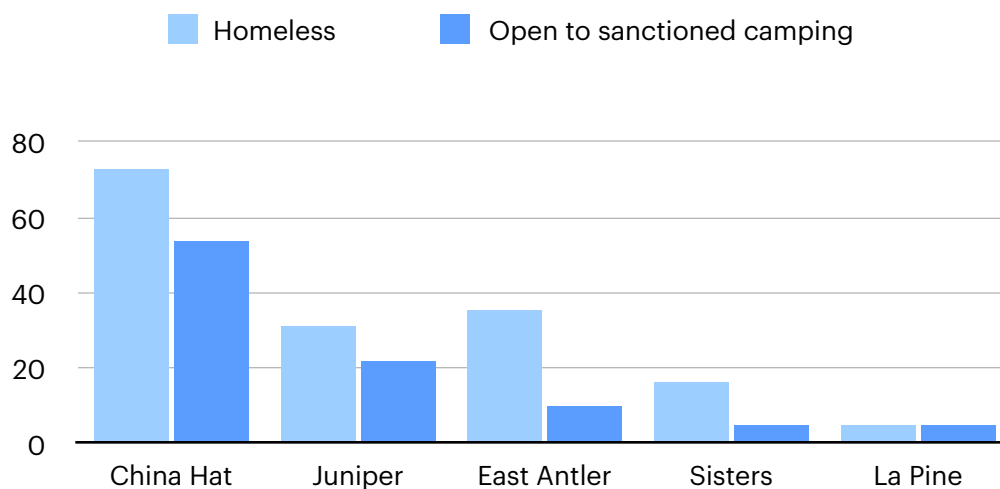
**La Pine:** I have not mapped the areas with the highest concentration of homeless. They are in the deep woods and am getting an escort there soon. Of the areas I have mapped I have seen 9 RVs and talked to 5 homeless. 2 (40%) of the homeless are not from Deschutes county. All 5 would accept sanctioned camping. 1 (20%) report having contact with an outreach worker offering housing.

Skinners road. No assessment yet.

The overall consensus with the homeless I have met is so far 63.8% of the homeless I have met came from outside the county. They came for a variety of reasons. Many have told



me me they are here of the lax rules and the decriminalization of drugs. 58.7% percent are very open to sanctioned camping. As for barriers to getting off the streets. over a 100 told me exactly what it was they needed. Things like needing a car part, a job, a phone, contact with their family, gas. A relatively easy fix with the right support.



### Success stories:

I met the Santiago family in China hat. I did a fun raiser and got a car part they needed to move on. The family left CH and moved to Alaska where the father has a job. They told me I was the first outreach worker to ever approach them.

I met a stranded husband and wife living in China Hat. They had been there a month and did not know how to get help. I got them Gas, food and supplies. I reconnected them with their family and they left China Hat and now live back in Salem Oregon.

I met a homeless man and his son living in their truck outside the Lighthouse shelter. I got his family to pay for his ID. He got a job in Eugene where is family lives. The snow live with that family.

I met Chantel in Sisters and helped her get work clothes. She got a job, saved money, got a job and has since left the county and lives in a safe parking site.

I met a family living in their RV in China hat. After several tries I was able to get them prioritized for housing. This gave their family hope and for the next month they will live with their family before finally moving into traditional housing.

I met a stranded homeless man panhandling in Bend. I got him a gas card and he left the community. He is going back to Portland and into the Victory outreach program.

I helped a veteran panhandling at Walmart get back to his family in San Fransisco.

## **Providers:**

Outreach:

The two major ones in Deschutes county the Homeless Outreach Services Team (HOST) and Central Oregon Veterans Outreach (COVO). COVO is will know by the most of the homeless I have met. They are liked and respected. The most common complaint though is COVO has limited resources and can't do much more than provide food and other minor things.

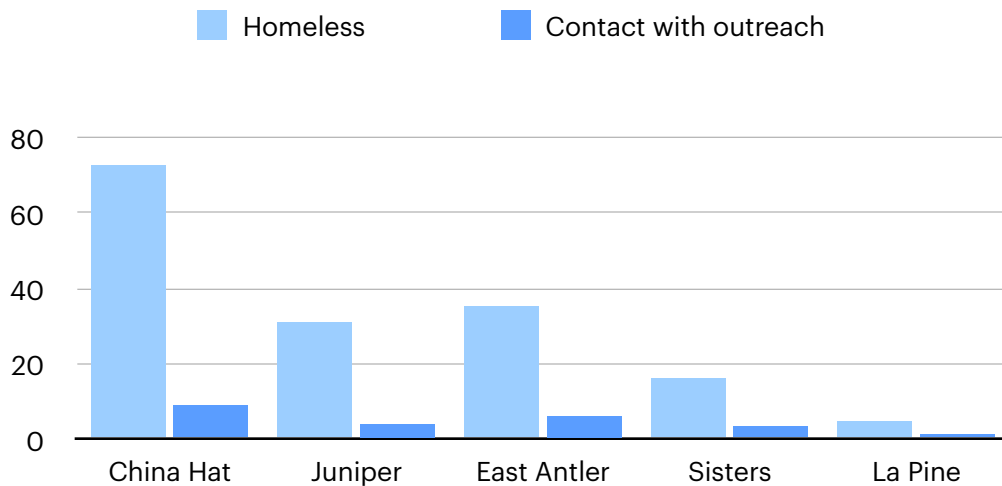
The HOST team does direct street outreach and case management support to individuals with Serious Mental Illness and/or Substance Use Disorders who are experiencing literal homelessness. I have only met one homeless person currently utilizing their services. I have been told they do not proactively approach the homeless, but wait for them to come to them. This seems to be a major flaw in their model as most homeless will never do that.

## **Shelters:**

The Lighthouse: The Lighthouse is located in Bend Oregon and is considered a low barrier shelter. I have done extensive outreach in that area, met with many current and former clients. Over 90% tells me they have serious problems with this shelter. The most common complaint I hear is rampant drug use and dealing inside the shelter. I personally entered that shelter four times and sat down in the milieu for a few hours each time. I was not once approached by anyone offering services or asking who I was. A majority of the


time staff stay in the backroom away from clients and they have current clients manage the shelter. When I did ask about services, a majority of the time I was given short incomplete answers. I have interviewed 4-5 homeless with their testimonies of what its like living there.

Shepards house ministries: A majority of the homeless I have met that live in Shepards housing like it. When I go there and ask questions they have given me as much time as needed. When I email leadership they respond to me within a day. It appears to be a well managed program. I plan to volunteer there and learn more.



The 2023 Point in Time count concluded there are 1067 homeless in Deschutes county. My high estimate does not exceed 700 and very likely less when I map the entire area. 7% of the homeless report addiction as the leading cause of their homelessness. I believe it is closer to 75% of all adults currently homeless in Deschutes county.

REVIEWED AS TO  
FORM ONLY

  
SHERIFF'S  
OFFICE  
LEGAL COUNSEL



Deschutes County Sheriff's Office  
2023 CONTRACT

This agreement ("Agreement") is entered into between Kevin Dahlgren, LLC ("DAHLGREN") and the Deschutes County Sheriff's Office ("DCSO"). They mutually agree and contract as follows:

1. DAHLGREN agrees to provide consulting services to DCSO related to the assessment of the houseless crisis in the unincorporated areas Deschutes County, Oregon, as specifically described in **Exhibit 1** attached and incorporated hereto.
2. The term of the Agreement will begin upon final execution of this Agreement by the parties, and shall conclude upon completion of the Phase One work and report, as described in Exhibit 1, and the delivery of the final report by DAHLGREN to the Chair of the Deschutes County Board of Commissioners.
3. The parties agree that time is of the essence in the performance of this Agreement.
4. Either party may terminate this Agreement by providing notice to the other party as described in paragraph 11 of this Agreement. If this Agreement is terminated by DCSO, DAHLGREN agrees to immediately cease work on the Agreement. In the event of termination, DAHLGREN shall be entitled to bill only for services provided up to the time of termination, and for reasonable expenses incurred prior to termination. DCSO shall in no circumstance be liable for services or expenses after the date of termination of this Agreement.
5. DAHLGREN and DCSO further agree that the total compensation due DAHLGREN under this Agreement shall, in no event, exceed **\$18,750.00**, including expenses as provided in **Exhibit 1** at actual cost, for the work as directed under the Agreement. DAHLGREN shall not submit billings for, and County shall not pay, any amount in excess of the maximum compensation amount of this Agreement, unless the parties execute a written amendment of this Agreement increasing the total compensation amount.
6. This Agreement shall not be assigned, and no assignment shall be of any force or effect without the written approval of DCSO. DAHLGREN agrees that no part of the work required by this Agreement may be sub-contracted or delegated to another person by DAHLGREN without the prior written consent of DCSO.

7. DAHLGREN shall comply with all applicable federal, state, and local laws, rules, and regulations on nondiscrimination in employment because of race, color, ancestry, national origin, religion, sex, marital status, age, medical condition, physical disability or other protected class.
8. DAHLGREN shall abide by the applicable provisions of DCC 2.37 and applicable provisions of ORS Chapters 279, 279A, 279B, and 279C.
9. This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any claim, action, suit or proceeding (collectively, "Claim") between County, DCSO and DAHLGREN that arises from or relates to this Agreement shall be brought and conducted solely and exclusively within the Circuit Court of Deschutes County for the State of Oregon; provided, however, if a Claim shall be brought in federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon. DAHLGREN, BY EXECUTION OF THIS AGREEMENT, HEREBY CONSENTS TO THE IN PERSONAM JURISDICTION OF SAID COURTS.
10. DAHLGREN shall hold harmless, and indemnify Deschutes County, DCSO, its officers, agents, and employees from any and all liability, actions, claims, losses, damages, or other costs including attorney's fees and witness costs (at both trial and appeal level whether or not a trial or appeal hearing ever takes place) that may be asserted by any person or entity arising from, during, or in connection with the performance of the work described in this agreement, except liability arising out of the sole negligence of the DCSO and its employees. Such indemnification shall also cover claims brought against DCSO under state or federal worker compensation laws. If any aspect of this indemnity shall be found to be illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this indemnification agreement.
11. **Insurance:** DAHLGREN shall provide and/or purchase insurance coverage prior to performing services under this agreement. DCSO will not be responsible for any claim or benefit for DAHLGREN or any subcontractor or employee of DAHLGREN which might arise during the performance of duties and services under this agreement.
  - a. **Workers Compensation** insurance must be in compliance with ORS 656.017, which requires all employers that employ subject workers, as defined in ORS 656.027, to provide workers' compensation coverage for those workers, unless they meet the requirement for an exemption under ORS 656.126(2).
    - i. **Exemption under ORS 656:**
      - LIMITED LIABILITY COMPANY**
      - Contractor is a limited liability company, and
      - Contractor has no employees, and
      - All work shall be performed by the members; Contractor shall not hire employees to perform this contract, and
      - If Contractor has more than one member, Contractor is not engaged in work performed in direct connection with the construction, alteration, repair,



improvement, moving or demolition of an improvement to real property or appurtenances thereto.

- b. **Commercial General Liability** insurance (Attached as **Exhibit 2**) includes coverage for personal injury, bodily injury, advertising injury, property damage, premises, operations, products, completed operations and contractual liability. The insurance coverage provided for herein must be endorsed as primary and non-contributory to any insurance of DCSO, its officers, employees or agents.

Limits: Per Single Claimant and Incident - \$1,000,000  
All Claimants Arising from Single Incident - \$2,000,000

- c. **Additional Insured.** The Commercial General Liability insurance and (if applicable) Automobile Liability insurance must include the Deschutes County Sheriff's Office, their officers, employees, volunteers and agents as Additional insureds but only with respect to DAHLGREN'S activities to be performed under this agreement. Coverage must be primary and non-contributory with any other insurance and self-insurance. The additional insured endorsement shall not include declarations that reduce any per occurrence or aggregate insurance limit.
- d. **Valid Driver's License and Insurance.** To be eligible for mileage reimbursement, DAHLGREN must provide DCSO with proof of valid personal automobile liability coverage for any vehicle driven, as well as a current and valid Oregon driver's license.

12. DAHLGREN hereby acknowledges that he is not an officer, employee or agent of Deschutes County or DCSO and expressly waives any right he might claim to indemnification and defense from Deschutes County or DCSO pursuant to the provisions of ORS 30.285 and ORS 30.287.

13. DAHLGREN is retained by DCSO as an independent contractor and will be so deemed for all purposes associated with this agreement. As such, DAHLGREN will be solely responsible for payment of any federal, state, and local taxes inquired as a result of this agreement. In addition, this agreement is not intended to entitle DAHLGREN to any benefits generally granted to DCSO employees.

14. All notices, bills, and payments shall be made in writing and may be given by personal delivery or by mail. Notices, bills, and payments sent by mail should be addressed as follows:

DCSO: Deschutes County Sheriff's Office  
Accounts Payable  
63333 West Highway 20  
Bend, Oregon 97703  
[accountspayable@deschutes.org](mailto:accountspayable@deschutes.org)

DAHLGREN: Kevin Dahlgren LLC  
955 SW Maplecrest Drive  
Portland, OR 97217

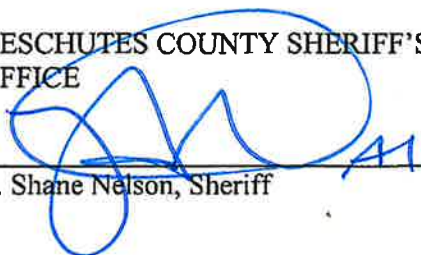
and when so addressed, shall be deemed given upon deposit in the United States Mail, postage prepaid. In all other instances, notices, bills and payments shall be deemed given at the time of actual delivery. Email is acceptable.

15. DAHLGREN agrees that all research, information, data and reports that results from this Agreement (the Work Product) is the exclusive property of Deschutes County, and that the parties intend that all Work Product is considered "work made for hire" and that County shall be deemed to be the sole author.
16. DCSO and DAHLGREN are the only parties to this Agreement and are the only parties entitled to enforce its terms. Nothing in this Agreement gives or provides any benefit or right to a third party unless such party are individually identified by name in this Agreement and expressly described as beneficiaries of this Agreement.
17. This writing is intended both as the final expression of the Agreement between the parties with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement. No modification of this agreement shall be effective unless and until it is made in writing and signed by both parties.
18. Contractor (DAHLGREN) has the power and authority to enter into and perform this Agreement. This agreement, when executed, shall be a valid and binding obligation of DAHLGREN enforceable in accordance with its terms. DAHLGREN has the skill and knowledge possessed by well-informed members of the industry, trade or profession and will apply that skill and knowledge with care and diligence to perform the work required by this Agreement in a professional and workmanlike manner and in accordance with the standards prevalent in the industry, trade or profession. DAHLGREN will at all times during the term of this Agreement, be qualified, professionally competent and duly licensed to perform the work.

\*\*\*\*\*

Dated this 13 day of July 2023.

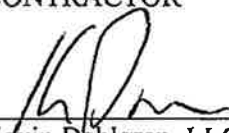
DESCHUTES COUNTY SHERIFF'S  
OFFICE



L. Shane Nelson, Sheriff

Dated this 12 day of July 2023.

CONTRACTOR



Kevin Dahlgren, LLC

Homelessness consultant

Title:

Tax ID (TIN)

543-72-2748

**KEVIN DAHLGREN LLC**  
**STATEMENT OF WORK**

**Deschutes County Sheriff's Office is in need of information about the population and needs of the houseless population in the unincorporated areas of Deschutes County as well as a comprehensive list of resources and services available through local governments, non-profit organizations and other service providers to meet the needs of these residents. DAHLGREN has substantial experience interacting with houseless persons, including doing point in time (PIT) counts of houseless populations and assisting with obtaining resources and services to assist these people. There are several areas of the unincorporated county where the County is interested in PIT counts, needs assessments, and resource availability. These may include:**

- **China Hat area**
- **Juniper Ridge**
- **Redmond area (to include East Antler)**
- **La Pine area**
- **Sisters area**
- **Skyliners Road west of Phil's Trailhead**

**Because of specific prohibitions in Oregon law (ORS 181A.250) regarding a law enforcement agency collecting or maintaining information about the political, religious or social views, associations or activities of any individual, group, association, organization, corporation, business or partnership, DAHLGREN will take specific steps to avoid any appearance of violation of this law. DAHLGREN will:**

- **Not collect nor maintain information that specifically identifies a person experiencing houselessness by name, date of birth, driver's license number, photograph or video of the person, social security number, phone number, financial account numbers, certificate or license numbers, vehicle identification numbers or license plate numbers, or other unique identifying characteristic except as necessary to assist the person to obtain specific services or resources with the person's written consent;**
- **Not disclose information obtained in the course of this work regarding any specific identifying characteristic, identification or data of an individual houseless person to DCSO unless the information is related to the person's suspected involvement in serious criminal activity (misdemeanor or felony criminal conduct but excluding trespass, disorderly conduct, controlled substance offenses, littering, public urination or defecation, public intoxication or**

- violation level offenses)
- Provide any written reports, summary, or information obtained from this agreement regarding PIT counts and needs assessments of houseless persons directly to the Chair of the Deschutes County Board of Commissioners, and ensure that the information provides only de-identified aggregate information and does not specifically identify and person experiencing houselessness. Under no circumstances will information identifying a specific person or persons be provided by DAHLGREN to DCSO or any DCSO employee, unless it is related to an ongoing criminal investigation and there are reasonable grounds to believe that the subject of the information is or may be involved in criminal activity.
  - Provide a written report to the Chair of the Deschutes County Board of Commissioners with a summary of all resources and services available to persons experiencing houselessness in the Bend/China Hat area, including the number, type, restrictions and availability of any shelter beds or other lodging or housing resources. This summary will also include the names and contact information of all providers and a description of the specific resources or services they provide to those experiencing houselessness. This report will not contain any information about specific houseless persons and may be shared with and maintained by DCSO.

### **Phase One – China Hat Research, Service and Resource Assessment and Report**

The initial phase of this agreement is anticipated to take approximately 3 weeks, and will consist of DAHLGREN performing in-person outreach to the China Hat area for a PIT count of unhoused persons living in that area and to evaluate the resource / service needs of those persons, as well as a comprehensive assessment of available services and resources for houseless persons living in the China Hat area from local governments, non-profits and other service providers, as well as a final comprehensive report on the China Hat area houseless population and their needs, and the available resources and services in the area. This comprehensive report will be delivered directly to the Board Chair. Upon conclusion of that phase and delivery of the work products, the parties anticipate entering into a second phase contract for similar services in other unincorporated areas of the County with substantial populations of houseless persons.

### **Compensation and Payment Terms**

**At the conclusion of Phase One and presentation of the final report to the Board Chair, DAHLGREN will invoice DCSO for his services and reasonable expenses, in an amount not to exceed the maximum compensation set forth in this Agreement, together with detailed, itemized receipts for all claimed expenses, which will be paid within 30 days of being received and approved by DCSO.**

### **Expense Reimbursement**

**DAHLGREN will be entitled to expense reimbursement expenses reasonably and necessarily incurred in the performance of this Agreement, including mileage reimbursement for driving to and from Deschutes County from his home in Portland, as well as necessary automobile travel to and from the China Hat area as required by this agreement. DAHLGREN will be entitled to reimbursement of reasonable meal costs not to exceed \$75 per day while in Deschutes County to fulfill his duties related to this agreement. DCSO has a direct billing account with the Residence Inn Marriott on Bond Street, and all necessary lodging shall be booked at the Residence Inn. If no rooms are available at the Residence Inn, DAHLGREN may book another hotel with similar rates, and request reimbursement. Mileage reimbursement for travel will be at the current IRS rate. DCSO shall not reimburse for any expenses related to the consumption of alcohol or entertainment. DAHLGREN shall provide detailed, itemized receipts for all expenses claimed.**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
6/27/2023

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Juniper Insurance - OR PO Box 2367  Bend OR 97709	<b>CONTACT NAME:</b> Deana Fowler <b>PHONE (A/C, No, Ext):</b> (541) 226-3590 <b>E-MAIL ADDRESS:</b> deana@juniper-insurance.com <b>FAX (A/C, No):</b> <table border="1" style="width:100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="text-align: center;"><b>INSURER(S) AFFORDING COVERAGE</b></td> <td style="text-align: center;"><b>NAIC #</b></td> </tr> <tr> <td>INSURER A : CFC</td> <td></td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>	INSURER A : CFC		INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>														
INSURER A : CFC															
INSURER B :															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															
<b>INSURED</b> Kevin Dahlgren 955 SW MAPLECREST DR  PORTLAND OR 97219-6425															

**COVERAGES      CERTIFICATE NUMBER:      REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	5909804A	06/26/2023	06/26/2024	EACH OCCURRENCE    \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence)    \$ 500,000						
	MED EXP (Any one person)    \$ 5,000						
	PERSONAL & ADV INJURY    \$ 1,000,000						
							GENERAL AGGREGATE    \$ 3,000,000
							PRODUCTS - COMP/OP AGG    \$ 1,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)    \$
							BODILY INJURY (Per person)    \$
							BODILY INJURY (Per accident)    \$
							PROPERTY DAMAGE (Per accident)    \$
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE    \$
							AGGREGATE    \$
							PER STATUTE    \$
							OTHER    \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below <span style="float:right; margin-right: 50px;">Y/N <input type="checkbox"/> N/A</span>						E.L. EACH ACCIDENT    \$
							E.L. DISEASE - EA EMPLOYEE    \$
							E.L. DISEASE - POLICY LIMIT    \$
A	Errors and Omissions			5909804A	06/26/2023	06/26/2024	GC 1,000,000 General Aggregate 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b>  Deschutes County Sheriff's Office  63333 W HWY 20  Bend OR 97703	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE <i>Deana Fowler</i>
---	---

# Values & Criteria

Project to develop additional shelter or housing options for unsheltered individuals will:

- **Ensure comprehensive and broad community engagement:** create opportunities to hear from potential residents and neighbors of projects in development; leverage existing relationships of trust to access input into design; share information and opportunities for engagement openly and with adequate time for involvement.
- **Assure safety and quality of life for all:** safety of residents and neighbors; safe access and egress from sites; proximity to critical amenities and services; physical environments in which safety threats can be reasonably mitigated.
- **Respect and protect important partnerships and collaboration:** do not leave partners in isolation; operate under shared commitments; collaborate on and coordinate important public communication and timelines.

Additional criteria include:

- Working to develop a set of **diverse, multiple options/projects scaled appropriately** to meet size, barrier, and service needs of the project's target population
- Considering **feasibility** from service provider, land use, terrain, access and timeline perspective



Deschutes County and Cities of Bend, La Pine, Redmond, and Sisters  
**Coordinated Houseless Response Office (CHRO)**

# Public Engagement Commitment

## **Ensure comprehensive and broad community engagement:**

create opportunities to hear from potential residents and neighbors of projects in development; leverage existing relationships of trust to access input into design; share information and opportunities for engagement openly and with adequate time for involvement.





# Technical Committee

## Evaluate Potential Sites for Feasibility

- Local provider with relevant experience (camp/tiny village/pallets/safe parking)
- Housing staff with broad experience with Fair Housing/ADA
- Building, Planning or Engineering staff from City or County (depending on location)
- Local government staff focused on houselessness initiatives (depending on location)
- Development or site construction person – Bend Heroes Foundation, Hayden Homes, Gales Brothers (Ideal but not necessary)



# 2023 Continuum of Care (CoC) Program Competition (NOFO)

"Serving Crook, Deschutes, Jefferson  
counties and the Confederated Tribes  
of Warm Springs."



HOMELESS  
LEADERSHIP  
COALITION



# Table of Contents

1. What is the HLC?
2. General and Board Membership
3. NOFO Process
4. HLC's Role
5. Competition Timeline
6. Rating and Ranking
7. Call to Action

# What is the Homeless Leadership Coalition (HLC)?

- Federally designated Continuum of Care (CoC)
  - Every community is part of one - you either run your own or end up in the Balance of State
- Assist in organizing trainings for regional providers, facilitating regional collaboration between providers and community partners, securing funding for providers, advocating for policy reform, and more.
- Collective Impact Model – not one organization running the show, but a group of them all working together
- General Membership and Board Composition

# Introducing our Team

## Governing Board

**Chair, Elizabeth “Eliza” Wilson**, J Bar J Youth Services

**Vice-Chair, Erik Nelson**, Veteran Representative

**Secretary, Lindsey Stailing**, Mosaic Medical

**John Lodise**, Shepherd’s House Ministries

**Liz Clemens**, Bethlehem Inn

**Anthony “Tony” Mitchell**, Jefferson County Faith Based Network

**Stephanie Westendorf**, Housing Works

**Donna Burklo**, Family Kitchen

**Sierra Hopper**, Mountain View Community Development

**Eric Hagan**, Bend Police Department

**Alison McKinney**, Hospice of Redmond

**Becca Rae**, Community-member

**Stacey Witte**, REACH

**Open Seat**

**Open Seat**

## General Membership

Bend Church/Open Door Ministries  
Bend Parks and Recreation District  
Bend La Pine School District Homeless Liaison  
Bethlehem Inn  
Bestcare  
Central Oregon FUSE  
Central Oregon Villages  
Central Oregon Veterans Outreach (COVO)  
Central Oregon Disability Support Network  
Council on Aging  
Dawns House  
Deschutes Public Library  
Epic Property Management, LLC  
Family Kitchen  
Family Access Network  
First Presbyterian Church  
First Story  
J Bar J Youth Services  
Jefferson County Faith Based Network  
Jericho Road of Redmond  
Mosaic Community Health (Formerly Mosaic Medical)  
MountainView Community Development  
NeighborImpact  
Oasis Village  
Oregon Department of Human Services, Office of Resilience and  
Emergency Management  
PacificSource Community Solutions  
United Way of Central Oregon  
Unitarian Universalist Fellowship of Central Oregon  
REACH  
Redemption House Ministries  
SAGE  
Shepherds House Ministries  
St Vincent de Paul Bend  
The Peaceful Presence Project  
St Charles Health System

[info@cohomeless.org](mailto:info@cohomeless.org)

[@neighborimpact.org](https://neighborimpact.org)

# Funding for this work is a Competitive Process

- Competing with every Continuum of Care in the country for funding. No guaranteed funding.
- Current Annual Renewal Demand (ARD) = \$810k
- Seed Funding – Intended to Pilot Projects
- Restrictive Use – Housing First Requirement, Low-barrier, High burden to apply, HMIS & CES participation.
- Supports the Homeless Management Information System (HMIS), Coordinated Entry (CES), and several Permanent Supportive Housing (PSH) and Rapid Rehousing (RRH) projects

# HLC's Role in the Process

- Share information and assist interested organizations in applying for the Program Competition.
- Programs apply individually and are ranked by the CoC based on which projects the CoC Board thinks are the most needed in our region over the next year.
  - This year, the Board has chosen to prioritize Permanent Supportive Housing (PSH) projects.

# Annual Competition Timeline





# Rating and Ranking Table

OR-503 2023 NOFA Ranking

Final Rank	Applicant Name	Project Name	Expiring Grant #	Project Type	Component Type	Amount Requested	Amount Ranked	Running Total
7	NeighborImpact	Central Oregon CES	OR0321LOE032100	Renewal	SSO-CE	\$ 37,718.00	\$ 37,718.00	\$ 37,718.00
8	NeighborImpact	HMIS	OR0207LOE032106	Renewal	HMIS	\$ 53,000.00	\$ 53,000.00	\$ 90,718.00
2	NeighborImpact	Family PSH	OR0320LOE032100	Renewal	PH-PSH	\$ 156,267.00	\$ 156,267.00	\$ 246,985.00
5	J Bar J Youth Services	AT Home RRH	OR0322LOE032100	Renewal	Joint TH & PH-RRH	\$ 76,036.00	\$ 76,036.00	\$ 323,021.00
3	Central Oregon FUSE	Neighborhood-Based Hous	OR0283LOE032102	Renewal	PH-PSH	\$ 161,914.00	\$ 161,914.00	\$ 484,935.00
6	NeighborImpact	Cascades RHY RRH	OR0230LOE032105	Renewal	PH-RRH	\$ 77,452.00	\$ 77,452.00	\$ 562,387.00
4	NeighborImpact	Welcome Home Grant	OR0147LOE032107	Renewal	PH-PSH	\$ 88,167.00	\$ 88,167.00	\$ 650,554.00
1	NeighborImpact	NeighborImpact PH-RRH	OR0051LOE032114	Renewal	PH-RRH	\$ 160,000.00	\$ 160,000.00	\$ 810,554.00
<b>Total ARD</b>						<b>\$ 810,554.00</b>	<b>\$ 810,554.00</b>	
	COIC	OR-503 Central Oregon Pla	N/A	Planning	N/A	<b>\$ 50,000.00</b>	NOT RANKED	<b>N/A - Planning</b>

**CoC Estimated Annual Renewal Demand Report:** As stated in Section II.A of the FY 2023 CoC Program Competition NOFO, approximately \$3,134,000,000 is available in the FY 2023 CoC Program Competition, including up to \$52 million available for Domestic Violence (DV) Bonus projects and up to \$147 million available for the competitive renewal and replacement of expiring Round 1 YHDP Grants and the non-competitive renewal and replacement of expiring grants YHDP grants initially funded in FY 2017 (Round 2) or later. HUD may add to the total amount with any available funds that have been carried over or recaptured from previous fiscal years. All requirements in the FY 2023 application process, including requirements for the entire CoC Consolidated Application and the total amount of funds available, are included in the NOFO. The following information provides each CoC listed with the **Preliminary Pro Rata Need (PPRN)**, **Estimated ARD**, **Tier 1: Estimated ARD at 95 percent** (Section II.B.11.a of the NOFO), **CoC Bonus** (Section III.B.2.c), **DV Bonus** (Section III.B.2.h), and **CoC Planning** (Section V.B.3.f.(9)(a)). See the referenced NOFO sections for additional information.

Preliminary Pro Rata Need (PPRN)	Estimated Annual Renewal Demand (ARD)	Tier 1: Estimated ARD-95%	CoC Bonus	DV Bonus	CoC Planning	Total ARD + CoC Bonus	Total ARD + CoC Bonus + Planning Grant (Max Award)
\$559,980	\$810,554	\$753,815	\$56,739	\$55,998	\$50,000	\$867,293	\$917,293

# What does this mean for Central Oregon?

We are collectively responsible for system-wide improvement to the Homeless Response System to secure more funding for projects

Without ongoing collaboration and improvement, we will not see the desired effects in lessening the impacts of homelessness

We need more involvement and awareness of the NOFO competition to have a greater impact on the community



Thank You!

Homeless Leadership  
Coalition



# Mt. View Community Development

Proposal for Master Planned Community RV Park in Deschutes County

September 2023



MOUNTAIN VIEW  
COMMUNITY  
DEVELOPMENT

# CONTENTS

Introduction + Executive Summary

Property

Project Overview

Request for Funds

Summary

Prepared by Mt. View Community Development in  
conjunction with and support from the City of  
Redmond, Oregon

## INTRODUCTION / EXECUTIVE SUMMARY

Understanding Mt. View Community Development (MVCD) and the City of Redmond's preference to maximize the number of unhoused individuals served, MVCD identified transitional sheltering development concepts yielding 30-65 sites throughout the region. We compared programs within the Pacific Northwest and beyond and analyzed successes and challenges of each. We consulted with affordable housing property managers, RV park attorneys, service providers, operators, contractors, and insurance professionals to determine the most feasible designs for the subject property. In doing so we established a set of overall goals and strategies for our City and County and the constraints associated with each.

### Overall Goals + Strategy

- Establish capacity and ensure the quality of appropriate transitional housing units for housing insecure individuals currently unhoused or at risk of homelessness within the greater Redmond community
- Provide adequate indoor and outdoor space for health and well-being and other supportive activities for targeted user group
- Determine successful operating structure on subject property and associated implications with public/private partnership

### Targeted User Group

Currently unhoused individuals or those at risk of homelessness working to maintain housing or desiring to transition out of homelessness

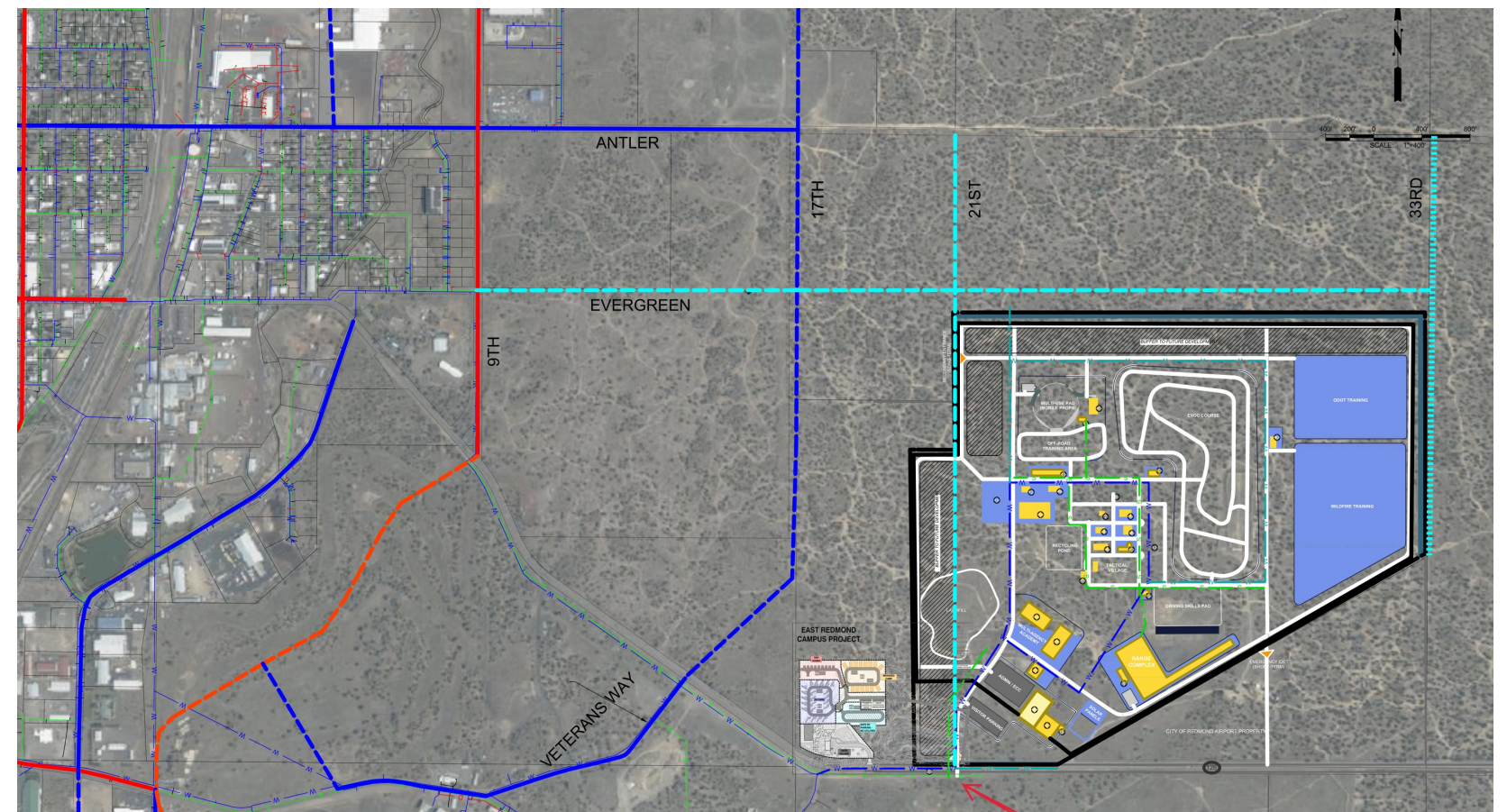
### Overall Program Needs

- Variety of paid RV parking sites with full utility hookups and amenities
- Shared restroom and laundry services
- Social outdoor spaces with active recreational flex space such as a dog park and community garden
- Education and training classrooms
- Case management and counseling services with designated office space
- Workforce training areas and life skill development space
- Food preparation and dining areas
- Specific opportunities for greater Redmond community involvement and partnership

# Property Overview

## Development Profile

- **Site Size: 8.77 acres** (adjacent to 3.23ac Oasis Village site for 12 acre property in total)
- **Zoning: M1 within the UGB**
- **Land Owner: Deschutes County - Currently leased to the City of Redmond for sublease and management of property**



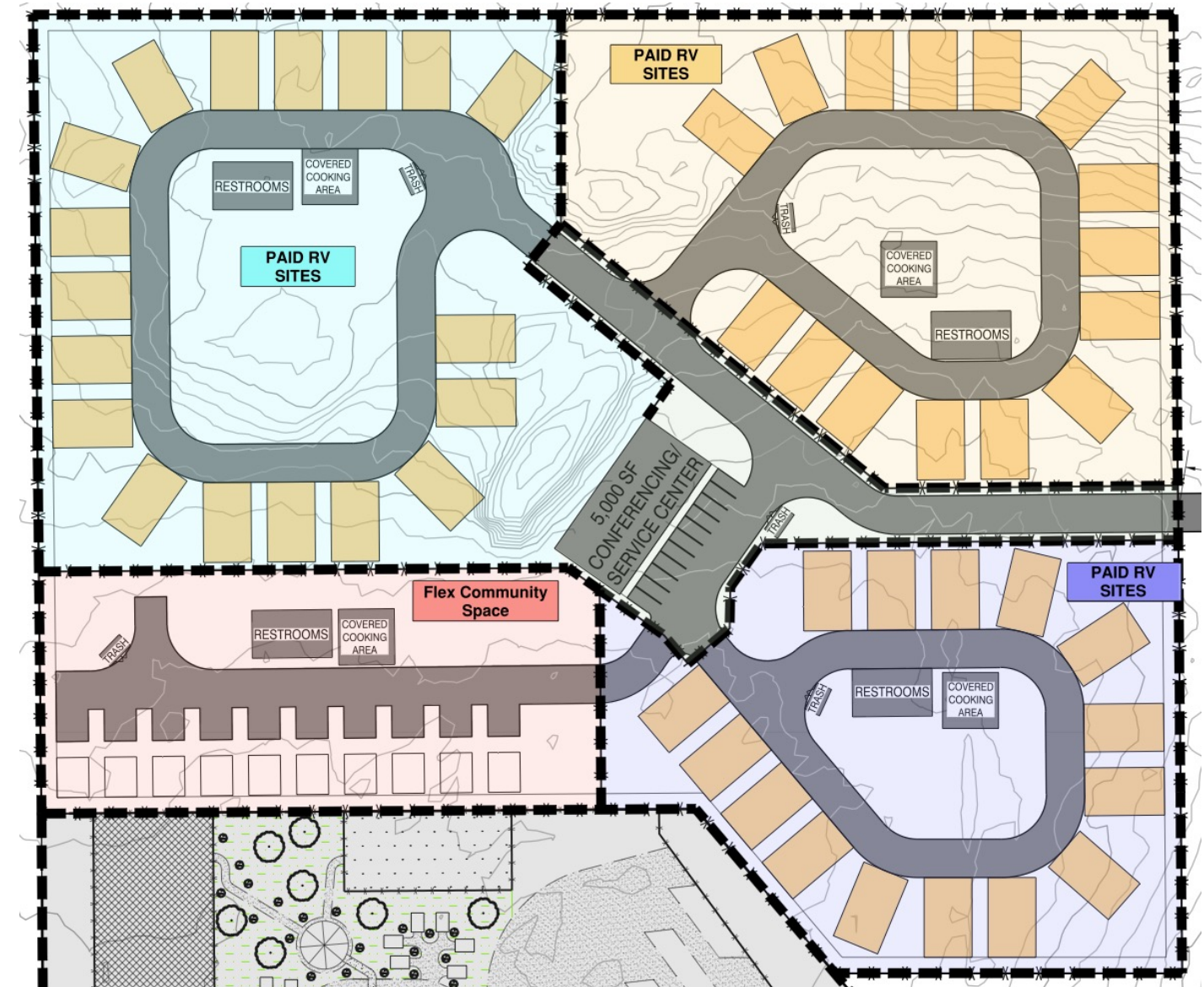
# Master Planned Community RV Park



# Project Overview

Paid RV sites with full utility hookups

- 60 site paid RV park with below market rents serving up to 30% AMI
- Maximum one year tenancy
- 24/7 on-site staff
- Wrap around services
  - property management
  - case management
- Substantial investment in sitework and landscape
- Target demographic includes recently unhoused, working poor, those on fixed incomes, and those in need of a transitional step from Oasis Village or Safe Parking



# Master Planned Community RV Park

60 site paid RV park with full utility hookups

- Restroom and paid laundry facilities (1:10 ratio of washer/dryer units and restrooms per site)
- Emphasis on investment in landscape to showcase campus and provide necessary privacy between guests and public given proximity to Hwy 126.
- Provides parking for RV and additional transportation vehicle within each site. Additional overflow parking can be provided in flex use community site
- Community building to provide indoor/outdoor space for multiuse activities, case management, and workforce training
- Master planned site plan and landscape currently in design with Ten Over Studio, led by Frank Thaxter, Heidi Shurtz, and Jared Desbrow



# Scope of Services

Request for Funds

## Scope of Services

- Project Estimate: \$3.98M total project cost
- ARPA funds support to be used for site work, infrastructure investment, community building, and restroom/laundry outbuildings
- Estimated Project Timeline
  - Fall 2023: Design review and completion
  - Spring 2023: Predevelopment complete
  - Summer 2023: On-site construction begins
  - Winter 2024: Site operational
- Operating budget anticipated to be financed via Pacific Source – application submitted in May with expected approval in Fall 2023



# Summary of Proposal

# Summary of Community and Proposal



MOUNTAIN VIEW  
COMMUNITY  
DEVELOPMENT

- Geography requires significant investment in landscape infrastructure, signage, and placemaking
- Operationally intensive demographic with success dependent upon sufficient case management and initial investment in infrastructure
- RV park is initially a transitional step for the recently unhoused, working poor, those on a fixed income, or those relocating from the adjacent Oasis Village or Safe Parking programs
  - May be a first step for those ready
  - Cohesive and neighborly case management and facilities approach to programming
  - RV sites transition to paid park model RVs over time
- Public/private partnership emphasized, with MVCDs desire for a long term ground lease or land ownership in order to fully invest in infrastructure required for the concept
- Total capital expense is \$3.98M, with \$1.8M operating budget expected to be financed via Pacific Source

# Questions / Follow Up

[michelle@rncross.com](mailto:michelle@rncross.com)

[rick@mvmfredmond.org](mailto:rick@mvmfredmond.org)

# ABOUT



MOUNTAIN VIEW  
COMMUNITY  
DEVELOPMENT

## **Mountain View Community Development**

Mt. View Community Development is a 501c3 nonprofit organization based in Redmond, Oregon. Their work centers around advocating and providing for the unhoused population within their community, including creation and management of Redmond's Safe Parking program.

### **Michelle Cross**

Michelle Cross grew up in Redmond, Oregon and is a 2006 graduate of Redmond High School. She earned a B.S. from Oregon State University and a M.B.A. from the University of California Los Angeles with an emphasis in Real Estate Finance and Development. She continued her real estate education

working as a Development Associate for The Ratkovich Company, a family office in Southern California with over \$1B in assets under management. The Ratkovich Company focuses on developing urban infill projects within the greater Los Angeles area. She now lives in Redmond with her husband Colton and their three young kids.

### **Rick Russell**

Rick Russell is the pastor of Mountain View Fellowship and executive director of Mountain View Community Development in Redmond, OR. Rick has a BA in Religion from Greenville University and a master of divinity degree from Portland Seminary. Under

Rick's leadership the church entered homelessness services by hosting the Redmond Winter Shelter with Shepherd's House Ministries for 8 seasons. Mountain View now offers shower and laundry facilities to community members 5 days a week; operates a Safe Parking program with 29 spaces at 7 locations; and regularly partners with multiple community partners such as Thrive, Jericho Road and Shepherd's House. Rick lives in Redmond with his wife, Katie, and two school aged kids.



## CASE STUDIES

A variety of transitional sheltering programs were assessed throughout the Pacific Northwest and beyond. The following pages feature four of the programs observed, with a summary of observations from each.

# 310 Garfield Safe Rest

## Case Study – Eugene, Oregon

- 55 vehicle Safe Parking site on City land
- Fully financed and constructed by the City of Eugene
- Operating contract with St. Vincent de Paul renewed annually
- Co-managed with neighboring indoor tent sheltering site
- Annual operating budget - \$904K (\$16K/site/yr for Safe Rest site only)
- Cost to Build - \$418K
- Not transitional in practice

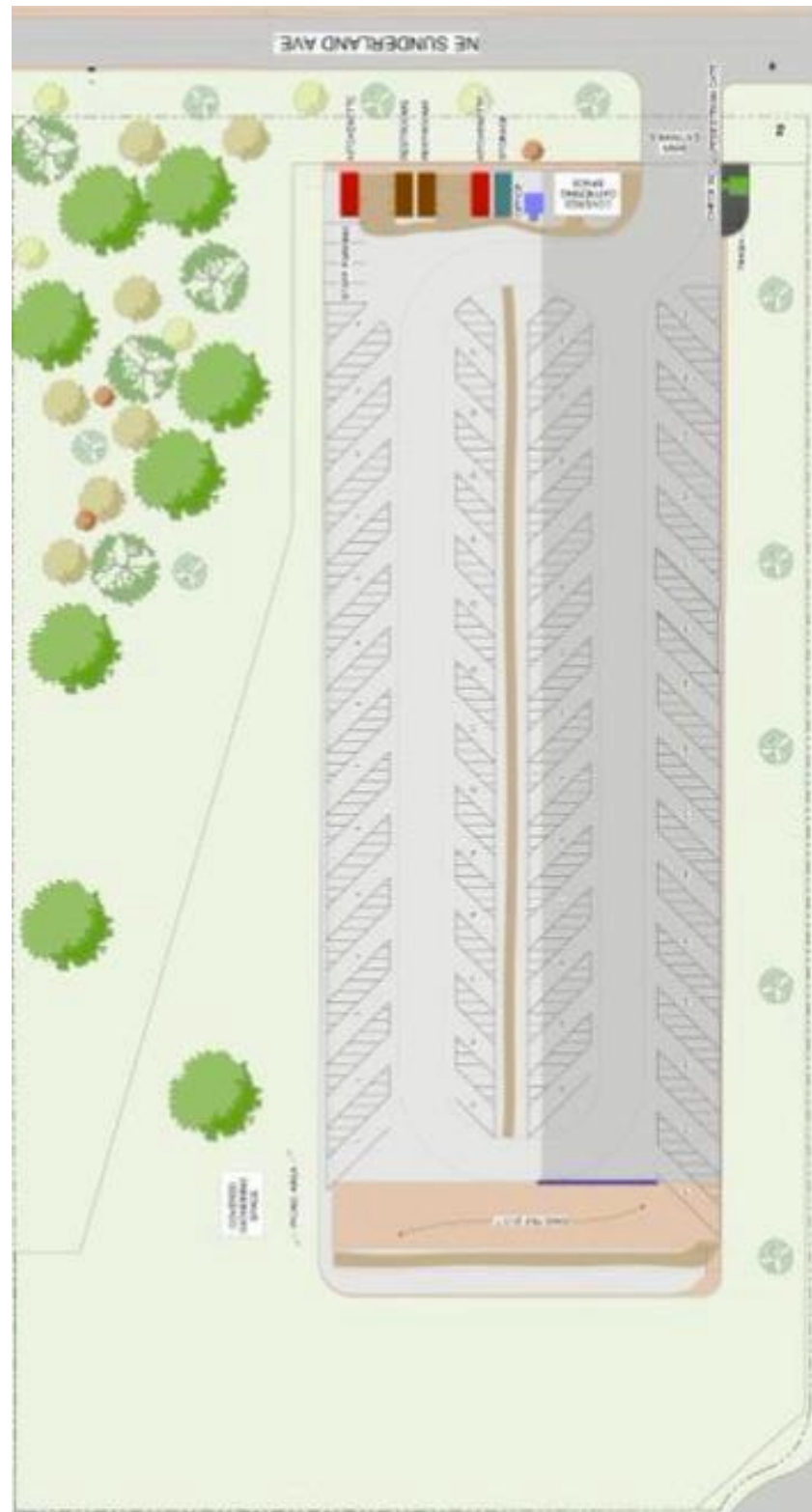


# Church-at-the-Park Microsheltering Community

Case Study – Salem, Oregon

- 50 microshelter site includes laundry facilities, restrooms, and tent showers
- 24/7 staff on-site (40 FTE)
- Community space inside preexisting building at St. Vincent de Paul
- Operating budget: \$2.3M/yr (\$46K/site/yr)
- Cost to build: \$250K
- Publicly financed via ARPA funds. Currently proposed payroll tax increase by City of Salem





# Sunderland Safe Rest

## Case Study – Portland, Oregon

- 55 site Safe Park on City owned land
- Operated by Salvation Army
- Cost to build: \$250K
- Annual operating contract: \$2.2M (\$40K/site/yr)
- Publicly financed via ARPA funds

# Community First! Village

## Case Study – Austin, Texas

- 51 acre master planned community
- 440 microshelters and park model RVs
- Paid rent model
- Annual operating budget: \$18M (\$41K/site/yr)
- Privately financed and operated

