



Deschutes County & the Cities of Bend, La Pine, Redmond, and Sisters – Coordinated Homeless Response Office (CHRO)

## CHRO Board Meeting Agenda

Monday, April 27, 2026

4:00 – 5:15 p.m.

**Location:** City of Redmond – City Hall, Conference Room #207 (2nd Floor)  
411 SW 9th St., Redmond, OR 97756

**Zoom:** <https://us06web.zoom.us/j/89404087573>

**Meeting ID:** 894 0408 7573 | **Passcode:** 611918

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### 4:00 p.m. – Call to Order

1. Call to Order
2. Roll Call and Introductions
3. Approval of March 9, 2026, Meeting Minutes
4. Public Comment (2 minutes per speaker; 10 minutes total)

### 4:13 p.m. – Business Items

5. **Budget Review – Update** (2 min)  
*Erik Kropp, Deschutes County Deputy Administrator*
6. **Central Oregon Data Quality Improvement Request – Update** (5 min)  
*Molly Heiss, CHRO Board Co-Chair & NeighborImpact Deputy Executive Director*  
*Eliza Wilson, CHRO Board Member; Chair, Central Oregon Homeless Leadership Coalition (HUD CoC); Executive Director, RootedHomes*
7. **Gales Property – Land Use Rezone Fee Waiver Request to Deschutes County** (15 min)  
*Megan Perkins, CHRO Board Co-Chair & Bend Mayor Pro Tem*  
*Molly Heiss, CHRO Board Co-Chair & NeighborImpact Deputy Executive Director*
8. **CHRO Funding Impact Report** (15 min)  
*Amy Fraley, City of Bend Senior Program Manager*  
*Brook O’Keefe, City of Bend Homeless Services Coordinator*  
*Linda Cline, City of Redmond Housing Program Analyst*  
*Mickie Derting, COIC Housing Programs Director*

### 5:00 p.m. – Presentation

8. **Central Oregon Strategic Plan to Address Homelessness – Input Session** (30 min)  
*Mike Bonetto and Margaret Van Vliet, Nexus Health Strategies*

### 5:10 p.m. – Board Roundtable

9. Community Announcements and Updates (10 min)

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### 5:15 p.m. – Adjourn

**DESCHUTES COUNTY AND CITIES OF BEND, LA PINE, REDMOND, AND SISTERS  
COORDINATED HOUSELESS RESPONSE OFFICE (CHRO)**

**Board Meeting Minutes**

4:00 p.m. to 5:15 p.m. on Monday, March 9, 2026

Hybrid

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CHRO Board Members Attendance: Commissioner Phil Chang (Deschutes County Commissioner), Vice-Chair Megan Perkins (City of Bend Mayor Pro Tem), Vice-Chair Molly Heiss (NeighborImpact), Mayor Jeannine Earls (City of La Pine), Councilor Cat Zwicker (City of Redmond), Councilor President Sarah McDougall (City of Sisters), and Eliza Wilson (HLC Chair).

**1. Call to Order at 4:02 p.m.**

**2. Roll Call / Introductions**

**3. Approval of Minutes from November 17, 2025 CHRO Board Meeting**

Vice-Chair Megan Perkins asked for edits or a motion to approve November 17, 2025 Board Meeting minutes.

Motion: Vice-Chair Molly Heiss

Second: Councilor President Sarah McDougall

Votes:

- Commissioner Phil Chang, Deschutes County: Yes
- Vice-Chair Megan Perkins, City of Bend: Yes
- Vice-Chair Molly Heiss, NeighborImpact: Yes
- Mayor Jeannine Earls, City of La Pine: Yes
- Councilor President Sarah McDougall, City of Sisters: Yes

**4. Public Comments (2 minutes each, 10 minutes total)**

There were no public comments.

**5. Receive Budget Update**

Erik Kropp, Deputy Administrator for Deschutes County, shared the budget report from late last week. Year to date, end of March 2026 column, it says Program Expense. Those are the \$150,000 funds discussed today. \$20,000 of that came out of the admin fund.

Another major expense that needs to hit the budget are the administration fees of CHRO paid to COIC, roughly \$250,000.

Councilor Zwicker joined the meeting at 4:08pm, which is why she is not reflected in the vote to approve the minutes.

## **6. Vote on CHRO RFP – Urgent & Immediate Needs Funding Allocation Recommendation**

Eliza Wilson joined the meeting at 4:17pm, which is why she is not reflected in the vote to approve the minutes.

Robyn Badura, Housing Specialist with COIC, presented the results of the CHRO RFP. 23 applications, with total funding requests of almost \$800,000 were reviewed by the committee. The review committee made a recommendation to fund the top five applications. The top five applications included: J Bar J – Anti Trafficking Project (AT Project) at \$45,000, Bend Church at \$5,000, Saving Grace at \$40,500, Habitat for Humanity La Pine-Sunriver at \$37,000, and St. Vincent de Paul of Redmond at \$25,000. The total of these requests goes over the \$130,000 by \$22,500. The review committee

Discussion about the RFP focused heavily on the definition of prevention and that some people had different views of what prevention meant in this instance, making some of these choices a surprise. There was lively conversation about where money should go and how much each group should receive.

Commissioner Phil Chang made a motion to fund J Bar J, Saving Grace, Habitat for Humanity La Pine-Sunriver, and St. Vincent de Paul of Redmond at 90% of their asks and Bend Church at their full ask.

Motion: Commissioner Phil Chang

Second: Councilor Cat Zwicker

Votes:

- Commissioner Phil Chang, Deschutes County: Yes
- Vice-Chair Megan Perkins, City of Bend: Yes
- Vice-Chair Molly Heiss, NeighborImpact: Yes
- Mayor Jeannine Earls, City of La Pine: Yes
- Councilor President Sarah McDougall, City of Sisters: Yes
- Councilor Cat Zwicker, City of Redmond: Yes
- Eliza Wilson, HLC Chair: Yes

## **7. Data Dashboard and Point-in-Time Update**

Vice-Chair Heiss updated the group on the data investment that CHRO made a couple years ago. Data dashboards are now built and being populated with data from service providers. They are not being shown today because in creating these dashboards, it highlighted a gap in data quality with emergency shelters. Staff worked with service providers and determined a different initiative around data quality needs to occur.

NeighborImpact used this as an opportunity to present a letter to the larger entities providing data to show the impact on funding and how to get everyone up to speed. The letter is still being finalized and when it is sent, Mickie Derting, COIC, will send it out to

this board. The plan is to do a risk assessment for each provider and focus a training plan on highest offenders. The goal is to get the report card grade up and ensure the dashboards are more accurate.

Currently there are two paid dashboards and one free dashboard. Funding from the state will be tied more to outputs and outcomes in the future, so ensuring providers enter clean and timely data is important to the future of funding.

Finally, for the Point-In-Time data, they are not ready to give preliminary numbers. The federal repository where the data is sent isn't open yet. Once that opens and they submit it, they can share, hopefully at the April meeting.

#### **8. CHRO Board Roundtable**

The Managed Camp construction will be done in a few weeks. No operator yet.

**Adjourned** at 5:10 p.m.

Respectfully submitted by Jenn Greco, COIC Program Assistant II

DESCHUTES COUNTY - ADOPTED BUDGET LEVEL  
FISCAL YEAR 2027

4/21/2026

FUND 205 - Joint Houselessness Task Force

| OBJECT - DESCRIPTION<br>-----        | FY 2024<br>ACTUALS<br>----- | FY 2025<br>ACTUALS<br>----- | FY 2026<br>ADJ BUDGET<br>----- | YTD END<br>OF APR '26<br>----- | FY 2027<br>ADOPTED<br>----- | \$ BDGT CHG<br>FR FY 2026<br>----- | % BDGT CHG<br>FR FY 2026<br>----- |
|--------------------------------------|-----------------------------|-----------------------------|--------------------------------|--------------------------------|-----------------------------|------------------------------------|-----------------------------------|
| * Resources                          |                             |                             |                                |                                |                             |                                    |                                   |
| 301000 - BEG NET WORKING CAPITAL     | 13,337                      | 36,679                      | 62,846                         | 62,846                         | 0                           | -62,846                            | -100.00                           |
| 334012 - State Grant                 | 100,542                     | 155,783                     | 519,000                        | 550,970                        | 0                           | -519,000                           | -100.00                           |
| 343013 - Other Revenue - Misc        | 37,772                      | 0                           | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| 361011 - Interest-Pooled Investments | 23,341                      | 26,168                      | 20,000                         | 16,935                         | 0                           | -20,000                            | -100.00                           |
| * Total - Resources                  | 174,993                     | 218,630                     | 601,846                        | 630,751                        | 0                           | (601,846)                          | (100.00)                          |

DESCHUTES COUNTY - ADOPTED BUDGET LEVEL  
FISCAL YEAR 2027

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|--------------------------------------|-----------------------------|-----------------------------|--------------------------------|--------------------------------|-----------------------------|------------------------------------|-----------------------------------|
| * Personnel Services                 |                             |                             |                                |                                |                             |                                    |                                   |
| 410101 - Regular Employees           | 70,479                      | 0                           | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| 410201 - Extra Help (Temp Employee)  | 442                         | 188                         | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| 410301 - Overtime                    | 6,901                       | 0                           | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| 410401 - Time Management             | 1,769                       | 0                           | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| 420101 - Health-Dental Ins (ISF)     | 21,240                      | 0                           | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| 420201 - PERS Employee-Employer      | 17,713                      | 1,472                       | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| 420202 - PERS - Fund 575 for D-S     | 1,165                       | 0                           | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| 420301 - FICA                        | 5,820                       | 14                          | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| 420401 - Workers' Comp Insurance     | 42                          | 0                           | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| 420501 - Unemployment Insurance      | 268                         | 2                           | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| 420601 - Life-Long Term Disability   | 278                         | 0                           | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| 420801 - Paid Leave Oregon           | 306                         | 1                           | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| * Total - Personnel Services         | -----<br>126,425            | -----<br>1,678              | -----<br>0                     | -----<br>0                     | -----<br>0                  | -----<br>0                         | -----<br>0.00                     |
| * Material & Services                |                             |                             |                                |                                |                             |                                    |                                   |
| 430620 - ISF Facilities              | 714                         | 785                         | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| 430625 - ISF Administration/BOCC     | 2,981                       | 4,327                       | 5,345                          | 4,454                          | 0                           | -5,345                             | -100.00                           |
| 430628 - ISF BOCC                    | 717                         | 1,669                       | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| 430630 - ISF Finance                 | 4,400                       | 5,408                       | 4,639                          | 3,866                          | 0                           | -4,639                             | -100.00                           |
| 430631 - ISF Finance-HR Proj Reserve | 80                          | 0                           | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| 430650 - ISF Human Resources         | 2,903                       | 3,360                       | 0                              | 0                              | 0                           | 0                                  | 0.00                              |
| 450094 - Program Expense             | 1,186                       | 139,733                     | 500,000                        | 150,000                        | 0                           | -500,000                           | -100.00                           |
| 450820 - Travel-Accommodations       | 276                         | 0                           | 0                              | 0                              | 0                           | 0                                  | 0.00                              |

DESCHUTES COUNTY - ADOPTED BUDGET LEVEL  
FISCAL YEAR 2027

4/21/2026

FUND 205 - Joint Houselessness Task Force

| OBJECT - DESCRIPTION<br>-----         | FY 2024<br>ACTUALS<br>----- | FY 2025<br>ACTUALS<br>----- | FY 2026<br>ADJ BUDGET<br>----- | YTD END<br>OF APR'26<br>----- | FY 2027<br>ADOPTED<br>----- | \$ BDGT CHG<br>FR FY 2026<br>----- | % BDGT CHG<br>FR FY 2026<br>----- |
|---------------------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------------|-----------------------------|------------------------------------|-----------------------------------|
| * Material & Services                 |                             |                             |                                |                               |                             |                                    |                                   |
| 450850 - Travel-Ground Trans-Parking  | 17                          | 0                           | 0                              | 0                             | 0                           | 0                                  | 0.00                              |
| 450860 - Travel-Meals                 | 102                         | 0                           | 0                              | 0                             | 0                           | 0                                  | 0.00                              |
| 450870 - Travel-Mileage Reimb         | 295                         | 0                           | 0                              | 0                             | 0                           | 0                                  | 0.00                              |
| 460610 - Computers & Peripherals      | (1,781)                     | (1,176)                     | 0                              | 0                             | 0                           | 0                                  | 0.00                              |
| * Total - Material & Services         | 11,890                      | 154,106                     | 509,984                        | 158,320                       | 0                           | (509,984)                          | (100.00)                          |
| *                                     |                             |                             |                                |                               |                             |                                    |                                   |
| 521851 - Reserve for Future Expenditu | 0                           | 0                           | 91,862                         | 0                             | 0                           | -91,862                            | -100.00                           |
| * Total -                             | 0                           | 0                           | 91,862                         | 0                             | 0                           | (91,862)                           | (100.00)                          |
| *** TOTAL FUND 205 RESOURCES          |                             |                             |                                |                               |                             |                                    |                                   |
|                                       | 174,993                     | 218,630                     | 601,846                        | 630,751                       | 0                           | -601,846                           | -100.00                           |
| *** TOTAL FUND 205 REQUIREMENTS       |                             |                             |                                |                               |                             |                                    |                                   |
|                                       | 138,314                     | 155,783                     | 601,846                        | 158,320                       | 0                           | -601,846                           | -100.00                           |



## Deschutes County & the Cities of Bend, La Pine, Redmond, and Sisters Coordinated Homeless Response Office (CHRO)

### MEMORANDUM

**TO:** CHRO Board

**FROM:** CHRO Board Co-Chairs: Bend Mayor Pro Tem Megan Perkins and NeighborImpact Deputy Executive Director Molly Heiss

**DATE:** April 17, 2026

**RE:** Funding Gap for Gales' Land Use Application Fee (\$2,104)

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### 1. Purpose

The purpose of this memorandum is to request that the CHRO Board draft a formal letter to the Deschutes County Board of Commissioners (BOCC) requesting that the County cover the current **\$2,104** funding gap for the Gales' land use application fees.

### 2. Background and Financial Status

In December 2025, the CHRO Board approved a grant of **\$25,000** to support the land use application for the Gales' property, a project identified as a critical regional asset for transitioning individuals from the Temporary Safe Stay Area (TSSA).

Upon the formal submission of the application on February 19, 2026, the actual costs were finalized:

- **Actual Application Cost:** \$27,104
- **Original Grant Amount:** \$25,000
- **Total Shortfall:** \$2,104

### 3. Analysis of Fee Waiver and Policy Constraints

On April 15, 2026, the BOCC evaluated the possibility of a fee waiver to cover this discrepancy. However, the Community Development Department (CDD) identified significant hurdles:

- **Policy Limitations:** Current County policy only allows waivers for indigent parties or nonprofits unaware of code violations. The Gales' project involves a complex zone change from Exclusive Farm Use (EFU) and does not meet these narrow criteria.

- **Impartiality Concerns:** Staff expressed concern that granting a selective waiver could create a perception of bias or "predetermination" in the land use process, potentially opening the project to legal appeals.

#### **4. Strategic Importance**

The Gales' property is a vital component of our regional "Backbone" model. It serves as the primary "outlet" for the TSSA, which is slated for closure in mid-2027. Ensuring the land use application moves forward without further delay is essential for regional housing stability and the successful transition of high-needs populations.

#### **5. Recommendation**

While the BOCC suggested that the CHRO Board could absorb this cost using accrued interest, the Co-chairs believe that, given the public-benefit nature of this project, the County should be asked to bridge this gap directly to preserve CHRO interest revenue for other urgent regional needs.

#### **We request the CHRO Board to:**

1. Discuss the funding gap and the implications of utilizing CHRO interest versus County funds.
2. Authorize the drafting of a letter to the BOCC requesting that the County pay the **\$2,104** gap to ensure the project remains on schedule for its June 2026 public hearing.
3. Or direct staff as determined by the CHRO Board.

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#### **Attached:**

- *Deschutes County Staff Report (Gales' Land Use Application)*
- *CHRO Memo re: \$25,000 Fee Waiver Grant and Background Materials*

[end]



**BOARD OF  
COMMISSIONERS**

## **AGENDA REQUEST & STAFF REPORT**

**MEETING DATE:** April 15, 2026

**SUBJECT:** Consideration of using CHRO budget funds or other identified County revenue to pay an additional \$2,104 for the Gales' Land Use Application Fee

**RECOMMENDED MOTION:**

Authorize the County Administrator to sign an amendment to the Grant Agreement with Craig and Lori Living Trust to provide an additional \$2,104 in identified County funds for the land use fees associated with a rezone application of the Gales property.

OR

Direct staff as determined by the BOCC.

**BACKGROUND AND POLICY IMPLICATIONS:**

In December 2025, the Board approved a Grant Agreement between Deschutes County and Craig and Lori Gales Living Trust, Document 2025-1096. The Grant Agreement provides for up to \$25,000 from the CHRO budget to be applied to the land use fees associated with a rezone of the Gales property located at 62150 Hamby Road.

The Gales have submitted their land use application and the fees are \$ 27,104. This amount is \$2,104 more than provided in the grant agreement.

**BUDGET IMPACTS:**

The Coordinated Houseless Response Office budget (Fund 205) has funds available, including \$20,000 budgeted in "Interest - Pooled Investments" for the current fiscal year. The year-to-date interest actuals are \$16,935.

The Board may also identify other funds such as the County General Fund or another source.

**ATTENDANCE:**

Erik Kropp, Deputy County Administrator



Deschutes County & the Cities of Bend, La Pine, Redmond, & Sisters - Coordinated Homeless Response Office (CHRO)

## **CHRO BOARD MEETING**

4:00 pm – 5:15 pm on Monday, May 5, 2025

City of Redmond

City Hall – Executive Conference Room #141 (behind Council Chamber)

411 SW 9<sup>th</sup> St., Redmond, OR 97756

Click this link to access the meeting via [Zoom](#):

Meeting ID: 828 7956 1282 Passcode: 396835

### **AGENDA**

#### **Agenda (1hr & 15mins):**

- 4:00 pm Call to Order
- 4:00 pm 3/31/25 Meeting Minutes Approval (Attached)
- 4:01 pm Public Comment (2 minutes each, 10 minutes total)
- 4:11 pm CHRO Budget Update (Attached)
- 4:15 pm \$193,000 unallocated Governor funding for Pods – Discussion
- 4:20 pm Deschutes National Forest Cabin Butte Project Area Closure for Forest Restoration (Memo attached)
  - On the ground update from service providers: Co-chair Molly Heiss, Co-chair Eliza Wilson, REACH Executive Director Stacey Witte, and Deschutes County Homeless Outreach Services Team (HOST) Supervisor Colleen Thomas
- 4:35 pm New Pilot Street Medicine Program
  - Overview and future by Elaine Knobbs-Seasholtz, Chief Strategy Officer – Mosaic Community Health
- 4:45 pm Permanent Supportive Housing Need in Central Oregon
  - Ensuring on the CHRO Board’s radar request from Elaine Knobs-Seasholtz, as CO FUSE Board member joined by CO FUSE Executive Director Colleen Sinsky
- 4:55 pm CHRO RFQ Phase 2 – Vote to award; discussion and possible action
  - \$25,000 Land Use Application Fee funding request from the Gales (Memo attached)
  - CHRO RFQ – Board discussion and possible action (Memo attached)
- 5:15 pm Adjourn



Deschutes County & the Cities of Bend, La Pine, Redmond, & Sisters – Coordinated Homeless Response Office (CHRO)

## MEMO

Date: May 5, 2025  
To: CHRO Board of Directors (Board)  
From: Mickie Derting, City of Bend Strategic Initiatives Manager; COIC Staff  
Regarding: \$25,000 Land Use Application Fee – Funding Request from the Gales Family

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The Lori and Craig Gales family (Gales) is requesting funding to cover a \$25,000 Deschutes County land use application fee for their property located at 62150 Hamby Road, Deschutes County, OR 97701.

This parcel is currently zoned Exclusive Farm Use (EFU) and located in unincorporated Deschutes County outside of the City of Bend Urban Growth Boundary (UGB).

The Gales paid \$8,000 for a soil study, which concluded that the 8-acre property is not suitable for farming.

### **The Gales Proposed Use Upon Rezone Approval:**

Per Mr. Craig Gales, the Gales are requesting a rezone to Rural Commercial to enable the following vision:

- 7 Acres: An outdoor shelter for the unhoused, modeled after existing programs such as Central Oregon Villages (COV), for which the Gales have previously constructed micro-shelters ("pods"). This would include:
  - A community center
  - Spaces for RVs to diversify sheltering options
  - The property would be leased to a non-profit service provider to operate, following models like COV or Mountain View Community Development, with monthly rent capped at 30% of resident income (estimated \$250–\$300/month), which would help fund operations.

- Residents would enter via the region’s Coordinated Entry System and would receive wrap-around services and supports.
- 1 Acre: Reserved for a medical or childcare facility, or other use that addresses identified community service gaps.

Originally, the Gales intended to request rezoning to Rural Residential, but pivoted to Rural Commercial after discussions with community members revealed a greater need for service-based infrastructure.

The Gales’ next step is to request for a pre-application meeting with Deschutes County – Community Development Department to discuss the rezoning of the property for the desired use of land.

### **2024 Point-in-Time Count and Upcoming Encampment Closures:**

Key takeaways from the Homeless Leadership Coalition 2024 Point-in-Time count completed January 23, 2024:

- 2024 Point in Time Count shows a 9% increase in homelessness over prior year of 2023
- 1,799 people experienced literal homelessness in Central Oregon on January 23rd, 2024
- 69% of people counted were unsheltered
- 66% of question respondents have lived in Central Oregon for 5 years or longer
- 68% of question respondents have been homeless for more than 12 months
- 10% of chronically homeless were age 65 or older
- 35% of chronically homeless were age 55 or older
- 18% of those surveyed were under the age of 25 (21% last year)
- 24% of those surveyed were POC, up 4 pct pts from 20% last year

Upcoming encampment closures:

- May 1, 2025 – Cabin Butte Project Area Restoration Closure due to Forest Restoration
- May 31, 2025 – Juniper Ridge (JR) – Temp Safe Stay Area (TSSA) Phase 1: narrow area to east side of US 97
- Fall 2025 – DSL Land Swap – Managed camp opening goal by Thanksgiving
- December 2025 – JR TSSA reducing camp areas from 40 acres to 20 acres
- December 2026 – JR TSSA full closure

### **Background Timeline:**

- September 19, 2024 – The Gales presented the funding request at a CHRO Board meeting. The Board supported the concept but requested a formal proposal and supporting documentation. Concerns included how to ensure long-term commitment to the proposed use. [[Video replay available](#) – jump to timestamp 2:02:00]

- March 12, 2024 – The Gales submitted a managed camp proposal in response to a CHRO RFQ. The review committee did not recommend it to move forward due to:
  - Concerns over rezone timing relative to ARPA deadlines
  - Need for stronger, confirmed partnerships
  - Lack of a “Plan B” if a public agency would not operate the Safe Parking site
- September 25, 2024 – At the Joint Deschutes County Board of Commissioners and City of Bend City Council meeting, adopted to “*supporting the request for the Gales property and other projects identified by the CHRO procurement process in providing additional outdoor living options that provide a more permanent solutions for managed camps*”. [[Video replay available](#) – jump to timestamp: 1:44:00 and 1:46:40]
- June 27, 2023 – Governor Kotek responded to the County letter with follow-up questions prior to engaging the Department of Land Conservation and Development (DLCD) to pursue temporary rulemaking. The County has yet to respond to the questions.
- March 1, 2023 – Deschutes County Commissioners sent a letter to Governor Kotek requesting flexibility to allow managed camps siting on a property outside the UGB.

### **CHRO Board Discussion & Requested Direction:**

To address concerns raised by the Board, the following points are proposed for discussion:

- Uniqueness of Property: Outline how this property is uniquely positioned (e.g., homeless initiative investment by the Gales) to prevent precedent-setting for similar rezoning fund requests.
- Funding Forgiveness Criteria: Consider establishing terms under which the \$25,000 fee could be forgiven:
  - Rezone and land use approvals completed by [insert date]
  - Outdoor shelter build-out completed by [insert date]
  - Continued use for houseless initiatives for at least [insert number] years
- Repayment Triggers: Clearly define instances in which funds would need to be returned:
  - Rezone/land use application is denied
  - Property is sold post-rezone without project implementation
  - Outdoor shelter not completed by [insert date]
  - Use of land changes from original stated purpose

– Or –

Consider simplifying and structuring the application fee funding as a “forgivable loan” until the property has been put into service in the intended way or until the application to the rezone has been rejected.

### **Attachments or Links:**

- Deschutes County [Safe Parking Program](#)
- Deschutes County [Safe Parking Program Within One Miles of UGB](#)

- Updated “Visions for Community Development” Proposal from the Gales for the May 5, 2025, CHRO Board meeting including:
  - January 19, 2024, Department of Land Conservation and Development Soils Assessment Release Form
  - Four (4) Site Renderings
- March 12, 2024, Original Proposal [[Staff Report available](#) --> BoCC meeting dated Monday, June 10, 2024, → jump to item 4: Discussion and Possible Action on CHRO RFQ Process]
- June 2023 Response Letter from Governor Kotek
- March 2023 Deschutes County Commissioners’ Letter to Governor Kotek

### **CHRO Strategic Plan Alignment:**

#### Priority 3: Expanding Services

- Support Service Providers
- Expand Access to Services
- Develop Authorized Camping Spaces

#### Priority 4: Address the Crisis of Unsheltered Homelessness

- Improve Shelter Access
- Enhance Regional Data Sharing and Use

[end]

# Our Vision for Community Development

## Collaborating with Local Governments for Social Impact

Our vision is to partner with county and city governments to transform our property into a vibrant community that addresses both housing affordability and the needs of the homeless and vulnerable populations. This ambitious project aims to create an inclusive environment with several living structures designed to accommodate individuals who are homeless or in need, while simultaneously providing affordable housing options.

## Objectives

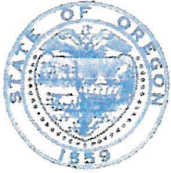
- **Inclusive Housing:** Develop various living structures that cater to the homeless and people in need.
- **Affordable Housing:** Offer affordable housing solutions to ensure financial accessibility for all residents.
- **Collaboration:** Work closely with local government authorities to align our efforts with community goals.
- **Support Services:** Provide tailored support to address residents' unique needs and help them achieve their personal goals.
- **Empowerment:** Facilitate opportunities for residents to move forward in their lives through comprehensive support systems.

## Strategies

- **Multi-structured Living:** Design and construct a variety of living accommodations, including temporary shelters and permanent residences, to meet diverse needs.
- **Affordable Housing Initiatives:** Implement policies and practices to ensure long-term affordability of housing units.
- **Community Engagement:** Foster relationships with community members and local organizations to create a supportive network for residents.
- **Needs Assessment:** Conduct thorough assessments to identify and address the specific needs of each resident.
- **Comprehensive Services:** Offer services such as job training, mental health support, and educational programs to empower residents.

## Conclusion

By working collaboratively with county and city governments, we aim to create a community that not only provides shelter but also fosters growth, empowerment, and independence for its residents. Our commitment is to ensure that every individual has the opportunity to thrive and move forward in their lives, supported by a community that truly cares.



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150  
Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD



## Soils Assessment Release Form

### Soils Professional Information

Soils professional\*: Gary A. Kitzro Certification number: 1741

Date of submittal of soils assessment to department: January 19, 2024

### Property Information

Person who requested soils assessment: Craig Gales

Mailing address: 62615 Erickson Rd Bend, Oregon 97701

Email address: craig.gales@gmail.com Telephone number: 541-668-3570

Property owner (if different): \_\_\_\_\_

Property address (if different): \_\_\_\_\_

County: Deschutes Township: 175 Range: 12E Section: 36

Tax lot(s): 800 Parcel Acreage: 779 Acres Evaluated: 779

Comprehensive Plan designation: TRB Zone: EFU

Proposed land use action: Plan Amendment Zone Change

If you would like the soils assessment for the subject property to be released to a County planning department for its consideration in a land use proceeding, please sign this form and send it to Hilary Foote at the above address, or email to: [hilary.foote@state.or.us](mailto:hilary.foote@state.or.us).

I hereby request that the Department of Land Conservation and Development release the soils assessment submitted to the department on the above date regarding the above-described property to the Deschutes County Planning Department, as well as any department notifications of deficiencies. I understand that any and all previous soils assessments applying to this property produced under this rule, as well as any department notifications of deficiencies in such soils assessments, will also be released to the local government.

Craig Gales  
Person who requested soils assessment

1/15/24  
Date

\_\_\_\_\_  
Property owner (if different)

\_\_\_\_\_  
Date











TINA KOTEK  
GOVERNOR

June 27, 2023

Deschutes County Board of Commissioners  
1300 NW Wall Street  
Bend, OR 97703

RE: Juniper Ridge Request

Dear Chair DeBone, Vice Chair Adair, and Commissioner Chang,

Thank you for your letter regarding people experiencing homelessness who are camping and engaging in survival activities on the Juniper Ridge property in your county. I share your concern about the health and safety of people experiencing unsheltered homelessness and want to assure you that I am committed to addressing homelessness in every corner of our state.

On my first full day in office, I declared a homelessness state of emergency (EO 23-02), which includes Central Oregon. A critical element of a successful outcomes-driven emergency response is the establishment of Multi-Agency Coordinating Groups (MACs) at the local level. MACs operationalize the emergency response by coordinating key emergency response partners and collectively developing and executing a plan to address the emergency. In Central Oregon, the Central Oregon Intergovernmental Council (COIC) is the lead of your MAC, and I appreciate Deschutes County Emergency Management being a contributing member.

MAC groups are so important because to address homelessness as a state, we must have locally driven plans that are developed and executed in a coordinated fashion. Central Oregon's MAC developed a strong plan in response to outcome targets provided by the state via the implementation of EO 23-02.

Understanding the need for additional state funds to support local plans, I advocated for an Emergency Homeless Response Package which I signed into law on March 29, 2023. This \$155 million package will support local coordinating groups to create 700 new shelter beds, rehouse 1,650 households experiencing homelessness, and prevent homelessness for 8,750 households statewide. Less than one month after signing the Emergency Homeless Response Package into law, I made funding available to emergency areas, including Central Oregon. Central Oregon was awarded \$13.9 million to rehouse 161 households and create 111 shelter beds. This award from the state is more than fourteen times the federal funding award provided to Central Oregon's Continuum of Care (CoC) to address homelessness in FY2022.

254 STATE CAPITOL, SALEM OR 97301-4047 (503) 378-3111 FAX (503) 378-8970

[WWW.GOVERNOR.OREGON.GOV](http://WWW.GOVERNOR.OREGON.GOV)

Deschutes County Board of Commissioners  
June 27, 2023  
Page 2

I share these details to highlight that the State is acting urgently to support local communities across the state to address the homelessness crisis. However, the State is no longer engaging in business as usual regarding homelessness responses because business as usual has not been sufficient. As a partner, I expect local communities to have specific, outcomes-driven, and transparent plans to address homelessness.

With all this in mind, I would like to address your request for me to direct the Department of Land Conversation and Development (DCLD) to implement a temporary rule to allow Deschutes County to site an emergency shelter outside of your urban growth boundary (UGB). I need some additional information before I can respond to your specific request:

1. Alignment with Multi-Agency Coordinating Group: How is this request part of or in alignment with the work of your MAC, which is currently working to expand local shelter capacity and rehouse people experiencing homelessness as resourced by the State? Did the County ask the MAC whether rehousing resources could be prioritized for people in unsanctioned encampments with health and safety concerns? If so, what other strategies were prioritized instead and why?
2. Existing Shelter Capacity: Deschutes County provided one-time funding to the City of Bend to operate existing shelters in the past. Has the County ensured that all existing shelter capacity in Deschutes County is maintained with necessary on-going operations funding?
3. Options Within the UGB: Has the County exhausted all other options within the UGB to site a shelter? What did this process include, and what were the specific reasons that the County could not use potential viable sites, including the Murphy Road site? The Central Oregon MAC identified strategies to create 111 new shelter beds within the UGB in a plan approved by the State earlier this year. Did the County ask the MAC what strategies they would recommend in order to provide shelter or housing for the people living at Juniper Ridge before the County decided to pursue an alternative shelter site outside of the UGB?
4. Plan for Operating an Alternative Shelter Site: What is the County's plan to develop and operate an alternative shelter site outside of the UGB? Please address:
  - a. Location and needed site improvements;
  - b. Who will operate the site;
  - c. What services will be provided and do planned services align with best practices to result in housing placements;
  - d. How many people will be allowed and does the planned size align with best practices;
  - e. Total costs (capital and on-going operations); and
  - f. The plan to cover total costs that does not result in the loss of any existing shelter capacity.

Deschutes County Board of Commissioners

June 27, 2023

Page 3

Addressing the crisis of homelessness is complex and requires strong partnership. I look forward to working with you, your MAC group, and your entire community to achieve our shared goals of reducing unsheltered homelessness and improving the health and safety of our communities. You are encouraged to contact my Housing and Homelessness Initiative Director Taylor Smiley Wolfe should you have any questions: [Taylor.SmileyWolfe@oregon.gov](mailto:Taylor.SmileyWolfe@oregon.gov).

Thank you for your time and attention.

Sincerely,



Governor Tina Kotek

cc: Senator Lynn Findley  
Senator Tim Knopp  
Senator Dennis Linthicum  
Representative Vikki Breese Iverson  
Representative Jason Kropf  
Representative E. Werner Reschke  
Representative Emerson Levy  
Oregon Department of Land Conservation and Development



BOARD OF COUNTY COMMISSIONERS

March 1, 2023

Governor Tina Kotek  
Office of the Governor  
900 Court Street, Suite 254  
Salem, OR 97301-4047

**Sent via Oregon Emergency Management (OEM)**

Dear Governor Kotek -

Like most of Oregon, Deschutes County and Central Oregon struggle with the growing homeless population. As you know, Central Oregon is one of eight continuum of care regions within the State.

While we share the Governor's desire to reduce unsheltered homelessness, we recognize that doing so will take time and in the meantime, managed camping options must be explored.

Executive Order No. 23-02 authorizes local governments to submit requests for state resources directly to OEM. Accordingly, Deschutes County, through its governing body, requests flexibility from the State land use system to allow for managed camps in counties. While HB 2006 has provided much needed flexibility in siting emergency shelters in cities and rural residential areas, current state statutes and administrative rules prohibit the siting of managed homeless camps on rural lands outside UGBs. The type of flexibility we are seeking would include allowing managed camps within one-mile of an UGB and/or Urban Reserve, excluding high value farmland, productive forests, and all State Land Use Goal 5 protected resources. Stop gap measures of this nature are necessary and can serve as a stepping stone to sheltered housing options.

County staff, including Deputy County Administrator Erik Kropp, Director of Houseless Strategy & Solutions Cheyenne Purrington, Community Development Director Peter Gutowsky, and County Counsel Dave Doyle are available to further articulate our concerns and request.

Thank you for your consideration. We look forward to hearing from you soon.

The Deschutes County Board of Commissioners

Anthony DeBone  
Chair

Patti Adair  
Vice Chair

Phil Chang  
Commissioner

1300 NW Wall Street Bend, Oregon 97703

(541) 388-6572

board@deschutes.org

www.deschutes.org



Deschutes County & the Cities of Bend, La Pine, Redmond, & Sisters – Coordinated Homeless Response Office (CHRO)

## MEMO

Date: May 5, 2025  
 To: CHRO Board of Directors (Board)  
 From: Mickie Derting, City of Bend Strategic Initiatives Manager; COIC Staff  
 Regarding: CHRO RFQ Project Discussion

## Purpose

At the request of the CHRO Board, the CHRO Request for Qualification (RFQ) project is on the agenda for discussion and possible action to issue another RFQ.

## Background

On March 12, 2024, the Central Oregon Intergovernmental Council (COIC) issued a solicitation on behalf of the CHRO seeking qualified entities to design, develop, and operate temporary shelter sites in Deschutes County.

A review team comprising staff from COIC, the Homeless Leadership Coalition (HLC), the Cities of Bend and Redmond, and Deschutes County evaluated and scored the applications. Seven applications were received and categorized into three tiers based on their scores:

## Application Summary

| Entity  | Project & Location  | Cost  | Score  |
|---|---|---|--------|
| <b>Tier 1 – Recommended &amp; Shovel Ready</b>        |   |   |        |
| Oasis Village   | Add 10 more tiny homes/micro-shelters to existing locations | \$494,000 for start-up and 1 year of operation        | Tier 1 |
| Central Oregon Villages (COV)                         | Safe Parking at former Dawn’s House location                | \$210,000 for start-up costs and 1 year of operations | Tier 1 |
| <b>Tier 2 – Recommended but Need More Information</b> |   |   |        |

|  |  |  |        |
|--|--|--|--------|
| COV  | Tiny homes villages on City of Bend Property at 61071                      | \$1,000,000 for start-up cost and 1 year of operations | Tier 2 |
| Mountain View Community Development (MVCD)                   | Expansion of Safe Parking programs, various locations                      | Cost TBD   | Tier 2 |
| <b>Tier 3 – Not Recommended to Move Forward at This Time</b> |  |  |        |
| Gales Brothers, LLC  | Safe Parking program on private property, off Hamby Road                   | \$729,000 for start-up costs and 1 year of operations  | Tier 3 |
| Home More Network  | Safe Parking program on County owned property, Huntington Road, La Pine    | \$349,000 for start-up costs and 1 year of operations  | Tier 3 |
| Home More Network  | Managed Camp/Long-term Visitor Area at County-owned Juniper Ridge property | \$1,724,000 for start-up cost and 1 year of operations | Tier 3 |

## Funding Allocation Status

### Past CHRO Board Allocations

To support Tier 1 and Tier 2 projects, the CHRO Board allocated \$1.1M in Governor’s capital funding as follows:

- \$175,500 – City of Bend (COV & MVCD projects)
- \$234,000 – City of Bend (two additional sites)
- \$197,500 – City of Redmond (Oasis Village expansion)
- \$300,000 – City of Redmond (MVCD Safe Sites)

Total Allocated: \$907,000

Remaining Balance: \$193,000

The CHRO Board also approved \$150,000 in flexible funding to be administered by COIC to support RFQ-related projects. These funds remain unused as of this date.

### Current CHRO Budget (as of March 2025)

| Description   | Amount           |
|---|------------------|
| Initial HB 4123 Fund  | \$788,679        |
| CHRO Flexible RFQ Support Fund                                  | (\$150,000)      |
| Stepping Stone Shelter (NeighborImpact) – Equipment Replacement | (\$85,000)       |
| <b>Remaining Balance</b>  | <b>\$553,679</b> |

## **Discussion Points for the CHRO Board**

1. RFQ Decision and Timing: Should a new RFQ be issued, and if so, when?
2. Budget Commitment: What funding source(s) and amount should be committed to this effort?
3. Staff Funding: Consider setting aside funds for COIC staff to manage the RFQ process.
4. Leadership: Appoint a Board member to lead this effort.

## **CHRO Strategic Plan Alignment**

This project aligns with the following CHRO Strategic Plan priorities:

### **Priority 2: Establish the CHRO | Align with Continuum of Care**

- Enhance and grow partnerships with providers, local and regional governments, and key stakeholders
- Assist in tracking investments and outcomes in the homeless response system

### **Priority 3: Expanding Services**

- Support service providers
- Expand access to services
- Support development of authorized camping spaces

### **Priority 4: Address the Crisis of Unsheltered Homelessness**

- Enhance data
- Improve access to all types of shelters

## **Attachment/Link**

1. Regional Funding Summary (4/8/25)
2. COIC RFQ Overview and Supporting Documents March 12, 2024, Original CHRO RFQ Proposal [[Staff Report available](#) --> BoCC meeting dated Monday, June 10, 2024, → jump to item 4: Discussion and Possible Action on CHRO RFQ Process]

[end]

MARCH 2025 CHRO BOARD UPDATE

| Public Agencies<br>Projects & Resources               | Output  | Deschutes<br>County<br>(ARPA) | City of Bend<br>(ARPA) | City of<br>Redmond<br>(General<br>Fund) | OR Gov<br>(Capital<br>Expense:<br>PODS) | County-Cities<br>(HB4123 - CHRO<br>Unrestricted<br>Funds) | County-Cities<br>(HB4123 - CHRO<br>Budget) | Timeline (Available Date<br>or Service Rendered) |
|---|---|-------------------------------|------------------------|---|---|---|--|--|
| <b>City of Bend</b>                                   |   |                               |                        |   |   |   |  |  |
| <b>Safe Parking Pods</b>                              | <b>21 Safe Parking pods for CHRO Tier 1 &amp; 2 projects</b>  |                               |                        |   |   |   |  |  |
| Central Oregon Villages (COV) Dean Swift Site         | 6 Pods  |                               |                        |   | \$ 117,000                              |   |  | Winter 2025                                      |
| Safe Parking Pod Grant Program                        | 10 pods to MVCD, 5 pods to COV                                |                               |                        |   | \$ 292,500                              |   |  | Winter / Spring 2025                             |
| <b>American Rescue Plan Act (ARPA)</b>                |   |                               |                        |   |   |   |  |  |
| HSGP - Mountain View Community Development (MVCD)     | Safe Parking start-up & operations                            |                               | \$ 1,550               |   |   |   |  |  |
| HSGP - Shepherd's House Ministries                    | Outreach & case management (TSSA & Bend area)                 |                               | \$ 246,501             |   |   |   |  |  |
| HSGP - Saving Grace                                   | Navigation; prevention services; case management              |                               | \$ 144,000             |   |   |   |  |  |
| HSGP - Thrive Central Oregon                          | Navigation; prevention services; case management              |                               | \$ 433,335             |   |   |   |  |  |
| HSGP - CO FUSE  | Permanent supportive housing                                  |                               | \$ 249,667             |   |   |   |  |  |
| HSGP - REACH  | Start-up & operations (TSSA & Safe Parking)                   |                               | \$ 150,810             |   |   |   |  |  |
| HSGP - Mosaic Community Health                        | Outreach & case management                                    |                               | \$ 271,812             |   |   |   |  |  |
| HSGP - SHM The Lighthouse Navigation Center           | Operations  |                               | \$ 792,753             |   |   |   |  |  |
| HSGP - SHM Franklin Avenue Shelter                    | Operations  |                               | \$ 48,317              |   |   |   |  |  |
| HSGP - Central Oregon Villages TEMP Outdoor Shelter   | Development & operations                                      |                               | \$ 353,602             |   |   |   |  |  |
| HSGP - NeighborImpact - Stepping Stone Shelter        | Operations  |                               | \$ 388,158             |   |   |   |  |  |
| <b>Total</b>  |   |                               | <b>\$ 3,080,506</b>    |   | <b>\$ 409,500</b>                       |   |  |  |
| <b>Deschutes County &amp; City of Bend</b>            |   |                               |                        |   |   |   |  |  |
| <b>Juniper Ridge TSSA</b>                             | <b>Temp Safe Stay Area (TSSA) - Service Provider Services</b> |                               |                        |   |   |   |  |  |
| HSGP - NeighborImpact                                 | Data management   | \$ 50,000                     |                        |   |   |   |  |  |
| HSGP - Central Oregon Villages                        | Start-up; operations; outreach; case management               | \$ 183,863                    |                        |   |   |   |  |  |
| HSGP - Shepherd's House Ministries                    | Outreach & case management                                    | \$ 48,006                     |                        |   |   |   |  |  |
| HSGP - REACH  | Start-up; operations; case management                         | \$ 263,431                    |                        |   |   |   |  |  |
| HSGP - Home More Network                              | Outreach; case mgmt; vehicle repair & relocation              | \$ 154,700                    |                        |   |   |   |  |  |
| HSGP - Companion Animal Medical Project               | Outreach & case management                                    | \$ 100,000                    |                        |   |   |   |  |  |
| <b>Homeless Solutions Partnership</b>                 |   |                               |                        |   |   |   |  |  |
| HSGP - Central Oregon Villages                        | Start-up; operations; outreach; case management               | \$ 143,600                    |                        |   |   |   |  |  |
| HSGP - Mountain View Community Development            | Start-up & operations   | \$ 606,400                    |                        |   |   |   |  |  |
| HSGP - Central Oregon Villages - TEMP Outdoor Shelter | Development & operations                                      | \$ 1,500,000                  |                        |   |   |   |  |  |
| <b>Total</b>  |   |                               | <b>\$ 3,050,000</b>    |   |   |   |  |  |
| <b>Deschutes County</b>                               |   |                               |                        |   |   |   |  |  |
| Mountain View Community Development                   | Safe Parking  | \$ 200,000                    |                        |   |   |   |  | Up and running                                   |
| <b>Total</b>  |   | <b>\$ 200,000</b>             |                        |   |   |   |  |  |
| <b>City of Redmond</b>                                |   |                               |                        |   |   |   |  |  |
| Oasis Village   | CHRO RFQ Tier 1 - Tiny Homes/Microshelters                    |                               |                        |   | \$ 197,500                              |   |  | Spring 2025                                      |
| Mountain View   | CHRO RFQ Tier 2 - Pods  |                               |                        |   | \$ 300,000                              |   |  | Jun. 30, 2025                                    |
| Eastside Campus                                       | Managed Camp  |                               |                        | \$ 1,000,000                            |   |   |  | Nov. 2025  |
| <b>Total</b>  |   |                               |                        | <b>\$ 1,000,000</b>                     | <b>\$ 497,500</b>                       |   |  |  |
| <b>CHRO</b>   |   |                               |                        |   |   |   |  |  |
| COIC  | CHRO RFQ Projects - Flexible Funding                          |                               |                        |   |   | \$ 150,000  |  | Pending requests                                 |
| HLC/NeighborImpact                                    | Data Dashboard  |                               |                        |   |   | \$ 46,372   |  | Funded Feb. 2025                                 |
| HLC   | Point-in-time count (PIT): food, drinks, & gift cards         |                               |                        |   |   | \$ 8,000  |  | Completed  |
| NeighborImpact  | Stepping Stone Facilities Repair                              |                               |                        |   |   | \$ 85,000   |  |  |
| <b>Total</b>  |   |                               |                        |   |   | <b>\$ 289,372</b>   |  |  |

Please note, this information only includes funds awarded and is not representative of the full budget for projects.

April 27, 2026

# CHRO Funding Impact

Stepping Stone Facilities Repairs & Safe Parking Expansion



# Stepping Stone Facility Repairs

- Award: \$85,000
  - PTAC units
  - Electrical receptacles
  - Plumbing slope repair
  - Keypad replacement
  - Other miscellaneous repairs
- 2025 Accomplishments:
  - Nights Provided: 14,156
  - Clients Served: 135
  - Transitions
    - Permanent Housing: 41
    - Temporary Housing: 3



# Safe Parking Expansion – Central Oregon Villages



- Awards:
  - Gales Brothers Pod Units: \$117,000
  - Central Oregon Villages: \$148,100
- Locations:
  - Dean Swift
    - 6 pods
    - Opened May 2025
    - Emergency shelter siting
    - Upcoming expansion (1 pod)
  - Franklin & 5<sup>th</sup>:
    - 4 pods
    - Opened August 2025

## Safe Parking Expansion – Mountain View Community Development

- Award: \$302,400
- Sites:
  - Deschutes County Safety Campus
    - 6 pods
    - Opened September 2025
  - Westside Church
    - 3 pods
    - Opened December 2025
  - Community of Christ
    - 5 pods
    - Expected to open in 2026



Photo Credit: Kaleb Riley of rileyvisuals.org

# Language Assistance Services & Accommodation Information for People with Disabilities



## **Accommodation Information for People with Disabilities & Language Assistance Services**

You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please email [accessibility@bendoregon.gov](mailto:accessibility@bendoregon.gov) or call 541-693-2198. Relay Users Dial 7-1-1. All requests are subject to vendor processing times and should be submitted 48-72 hours in advance of events.

## **Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad**

Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto en correo electrónico [accessibility@bendoregon.gov](mailto:accessibility@bendoregon.gov) o número de teléfono 541-693-2198. Los usuarios del servicio de retransmisión deben marcar el 7-1-1. Por favor, envíe sus solicitudes con 48-72 horas de antelación al evento; todas las solicitudes están sujetas a los tiempos de procesamiento del proveedor.



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

**Governor’s Capital Expenditure Funding – Impact Report**

Today’s Date: September 10, 2025  
 Recipient Organization: City of Redmond  
 Contact Name: Linda Cline  
 Contact Email & Phone Number: [linda.cline@redmondoregon.gov](mailto:linda.cline@redmondoregon.gov) 541-504-3046

Project/Program Name: Redmond Microshelters  
 Project Type: Pods & Yurts  
 Amount Received: \$497,500  
 City or County Served: Redmond

Percentage of Funding Spent to-Date: 100%  
 Amount Spent to-Date: \$497,500  
 Balance Amount to-Date: 0

**Summary of Funding Use**

| <b>Organization</b>                                  | <b>Use</b>                  | <b>Qty</b> | <b>Unit Cost</b> | <b>Amount</b>    | <b>% Spent</b> | <b>Outcome</b>                               |
|--|-----------------------------|------------|------------------|------------------|----------------|--|
| Oasis Village  | Tiny Homes / Micro-shelters | 10         | \$14,089         | \$140,889.23     | 100%           | Cert. of Occupancy (CO) June 2025            |
| City of Redmond<br>Managed Camps                     | Managed Camp shelter units  | 4          | \$14,152.61      | \$56,610.77      | 100%           | Purchased for Managed Camp under development |
| Mountain View<br>Community<br>Development Safe Sites | Safe Parking microshelters  | 12         | \$25,000         | \$300,000        | 100%           | First CO at CPC in Aug 2025                  |
|  |                             |            | <b>Total</b>     | <b>\$497,500</b> |                |  |

**Narratives**

Project/Program Outcome: [insert]  
 Barriers/Challenges: [insert]  
 Success stories: [insert]

**Other**

What else would you like the Board to know about the impact of the CHRO funding?

} See attachments



**Redmond Oasis Village Project**  
**Grant: COIC-PODS (Micro-Shelter)**  
**Final Report**

**(1) Narrative**

Redmond Oasis Village Project has been growing over the past year with the support of funding from the CHRO/City of Redmond/COIC for our additional 10 cabins. In 2024, we served 22 individuals. So far in 2025, we have served 17 new individuals, bringing our total number served to 39 people. We are fortunate to have received COIC-PODS funding to carry out the construction of 10 additional cabins to our campus. In June of 2025, we completed construction of the 10 cabins and received our Certification of Occupancy for the final 5 cabins.

Redmond Oasis Village Project has seen many successes since opening our doors. Participants are receiving case management in our safe and stable environment that will help them develop a plan for their next steps towards more permanent housing. We have worked to develop relationships with community partners; bringing services on-site. Mosaic Health, NeighborImpact, Ideal Option and Deschutes County are some of the partners that currently provide direct services to Participants at Oasis Village; easing the burden of arranging transportation.

Oasis Village's Board of Directors re-vamped our vision, mission and values in the fall of 2024. Funding from this grant allowed us to live our values of Relationship, Service and Learning & Growth in particular because we increased our capacity to serve more people by adding 10 more cabins.

**Vision:** We seek to build a community where everyone has a path to achieve and maintain safe, affordable housing and the opportunity to thrive.

**Mission:** We impact lives by providing a safe place to live and supportive services designed to inspire hope, create opportunities and strengthen our community.

**Values:**

**Relationship.** Our work is made possible by building trusting, respectful, and collaborative relationships with our Participants, partners, and community. These relationships start with treating Participants with dignity and respect. We prioritize safety, compassion and heart in all that we do.

**Service.** We are in service to our Participants and our community, fostering support, empowerment, and accountability tempered by grace.

**Community.** Oasis Village works to connect Participants to the community through advocacy, stewardship, relationships and bridge building.

**Learning and Growth.** We are open to possibility and learning alongside the people we serve. We model accountability, development, resilience and responsibility and we walk the walk. We are nimble and will pivot our services as necessary based upon current results, best practices, and data.

## **(2) Barriers/Challenges**

Oasis Village was grateful to have the oversight of Simplicity Homes general contracting Phase 1 and part of Phase 2 (Cabins 1-20). Their support ended at Phase 2 and the Executive Director of Oasis Village general-contracted the construction/completion of Phase 3 (cabins 21-25). There were a few bumps as the ED had to learn how to pull permits, schedule contractors in the right order and run the program at the same time. However overall most all vendors were great to work with and we celebrated when we received our CO and were able to begin moving people in. We were only able to pay for infrastructure tied to the new 10 cabins, and were also simultaneously building infrastructure tied generally to the property and the original 15 cabins; making coordination and the blending and braiding of funds challenging at times but ultimately successful. An example of this was when we were receiving bids for paving, and had to break out the cost of paving around cabins 16-25 tied to the COIC-PODS contract. We also budgeted higher for construction not knowing that First Story was planning to host a Blitz Build day where all of the labor and lumber for cabins 21-25 were donated. This impacted us coming in under budget which allowed some funding to transfer to a different project.

## **(3) Success Stories**

**Oscar** came to Oasis Village via a referral from Parole and Probation. He was struggling to find affordable housing with his partner and their 3-year-old daughter. They made the difficult decision to enter separate programs until they could find a place together.

During his stay, he became a role model for other participants; maintaining sobriety, working two jobs, meeting probation requirements, and fulfilling his responsibilities as a member of the Oasis community. Ultimately Oscar, his partner, and daughter were able to move into stable, affordable housing. Upon exiting, he stated that, without Oasis Village, he would likely have ended up back “on the streets,” risking relapse and reentry to the criminal justice system.

**Mariah** was living in a tent with her small dog when she was referred to Oasis Village by the City

of Redmond. While able to use a walker at times, she is primarily confined to a wheelchair. While at Oasis, she often cooked for other participants.

Her dream was to live in La Pine, close to her mother, and was able to secure affordable housing there in a new mobile home, however a wheelchair ramp was needed. With the assistance of Oasis Village who coordinated the construction of a paid for the ramp; Mariah was able to move into her new home.

#### **(4) Closing**

On behalf of our Program and Board, we are grateful for the COIC-PODS funding and the support they have brought to our start-up program. We hope Oasis Village will continue to grow, and be of service to people who have been unhoused for decades to come. Please feel free to reach out to me if you have any questions.

Josie Anders-Mize  
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Redmond, OR 97756  
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phone: 541-241-6244

#### **Photos**



PARR delivering a cabin



Cabin #19



Inside of a cabin



Oasis Village Team Members



## **Governor’s Capital Expenditure Funding – Impact Report September 10, 2025**

### **Project: Redmond Eastside Managed Camp Microshelters**

The City of Redmond, in collaboration with Deschutes County, is developing a semi-primitive RV park under the City’s Supportive Shelter Standards (Code Sec. 8.370). The project site is on the eastside of Redmond, north of Highway 126 and Oasis Village. The initial build-out of the project will include 33 RV spaces and 4 yurts.

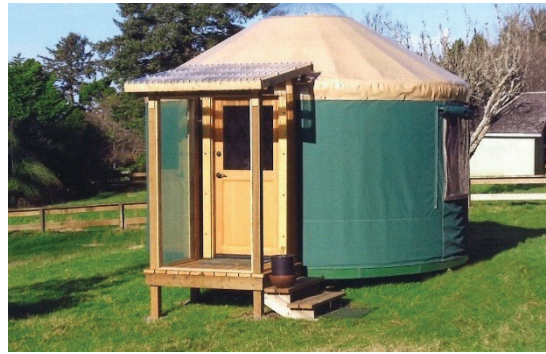
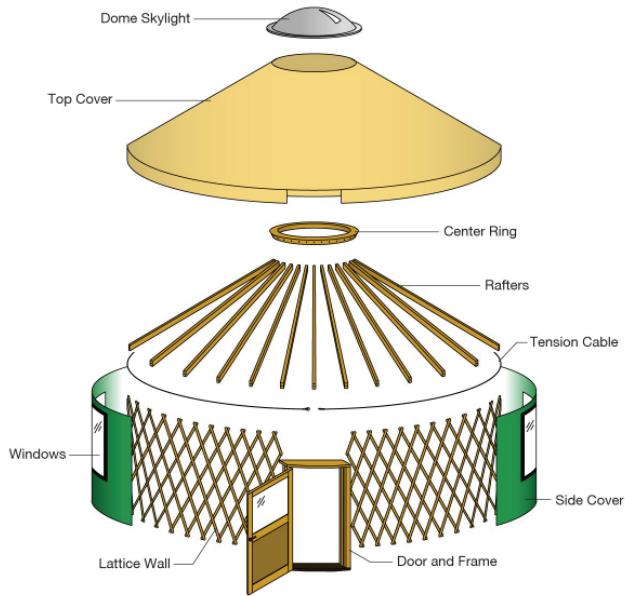
The City Code requires the Managed Camp to provide site management and supportive services.

\$197,500 in Pod funding was granted to the City of Redmond for the creation of ten microshelters at Oasis Village. Cost saving at Oasis Village, due to a partnership with Simplicity by Hayden Homes, provided an opportunity for the City to purchase four additional microshelters. With the help of Katie Carter at COIC, the City was able to convince the State to allow semi-soft sided yurts for the managed camp. A staple at Oregon State Parks since 1994, yurts have proven to be a durable, safe, and economical shelter option. Furthermore, the yurts will have a more natural look and feel in a RV park-like atmosphere than the typical microshelters being used in local facilities for the homeless.

Currently the four yurt kits are being stored on City property, awaiting construction of the managed camp. Construction of SE 21<sup>st</sup> Street, the primary access point to the Managed Camp, is underway. An Invitation to Bid for the construction of the Managed Camp has been posted by the County. Construction of the Managed Camp is expected to be complete Jan. 30, 2026.

### **Barriers/Challenges**

Besides the obvious challenges in creating a new Managed Camp from scratch, the next challenge will be standing up the yurts. While the yurts themselves seem fairly simple to erect, the construction of the yurts’ platform foundations will require skilled labor. With no further funding at this time, the City is seeking solutions to this challenge.

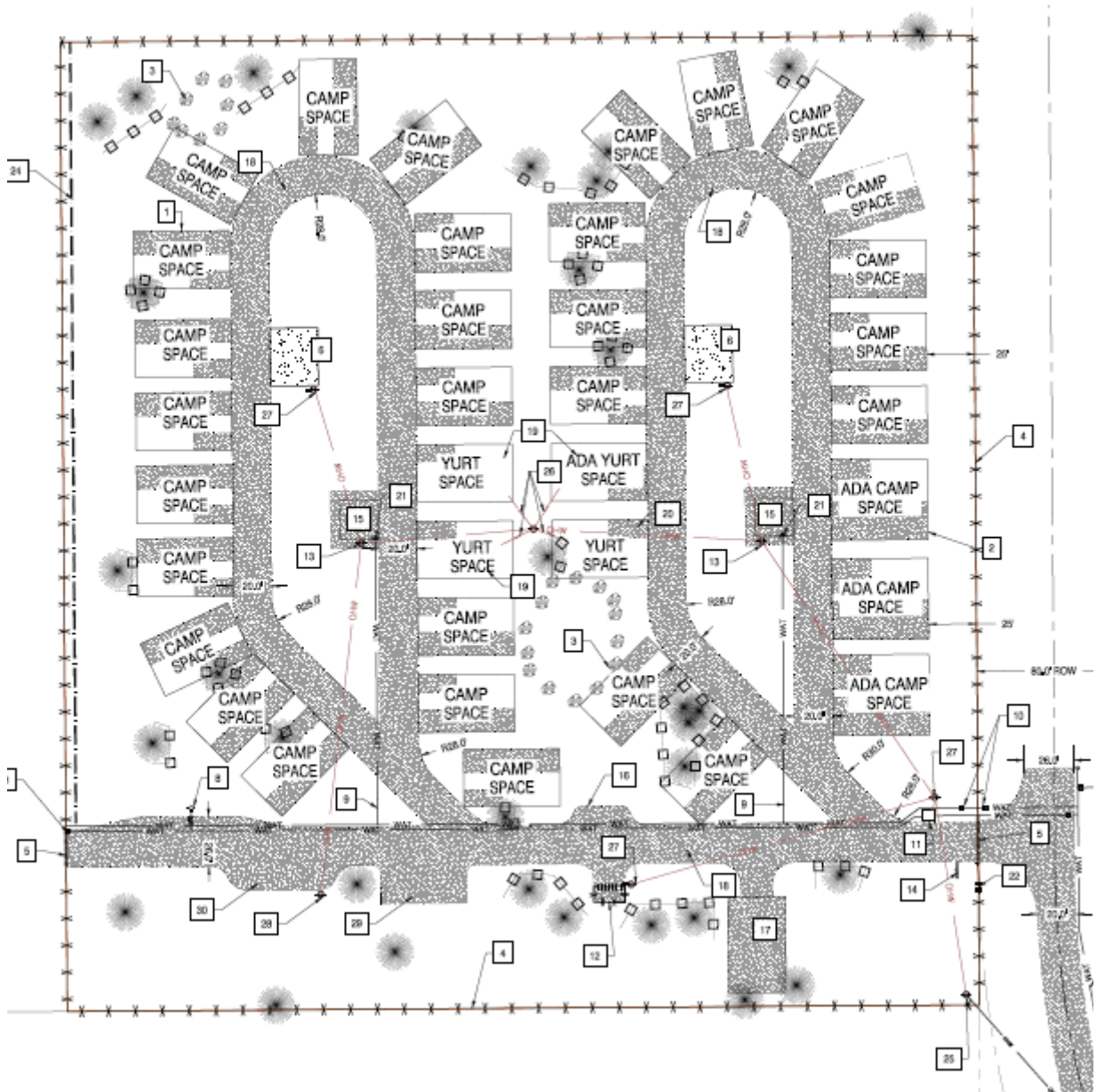


Images

Left: Yurt construction

Above: Example of constructed yurt

Below: Managed Camp configuration





**MOUNTAIN VIEW  
COMMUNITY  
DEVELOPMENT**

**Microshelters Update  
September 12, 2025**

**Project Outcome:**

Mountain View Community Development procured 12 microshelter units for placement at Redmond Safe Parking sites. 4 family sized units (16'x12') and 8 regular units (8'x12').

Units are placed at the following locations:

Community Presbyterian Church- 4

Mountain View Fellowship- 4 family units

VFW Hall- 2 units

Fuel Safe- 1 unit

TBD- 1 unit, in inventory.

**Summary**

Microshelters use mini-split HVAC systems, have electricity, but do not have plumbing. Participants use existing portapotties at Safe Parking sites, and can access shower and laundry services at Mountain View Fellowship. Family units have bed space for up to 6 people.

**Barriers**

Permitting Discrepancies- standards were sometimes revised during inspections because there was little precedent for these types of units in scattered sites. We encountered several discrepancies between siting units in Bend and Redmond. The city inspection processes and requirements were different particularly around footings and anchoring.

Securing Placement Locations- every site requires multiple steps to secure. Property owners, particularly churches, have multiple levels of decision making.

Municipal Approval- the City of Redmond did not previously have an ordinance allowing use of the microshelters. Securing a revised ordinance took approximately 5 months.

Insurance- general liability insurance is difficult to secure for homelessness programming. The process slowed down our ability to procure units by several weeks

Contracting Timeline- procuring 26 units (12 for Redmond, 14 for Bend) in the timeline required was difficult. Ultimately, we used two different contractors to build the units to increase the speed of delivery. Additionally, electrical and HVAC requirements needed to be customized to a specific property location based on available power supply.

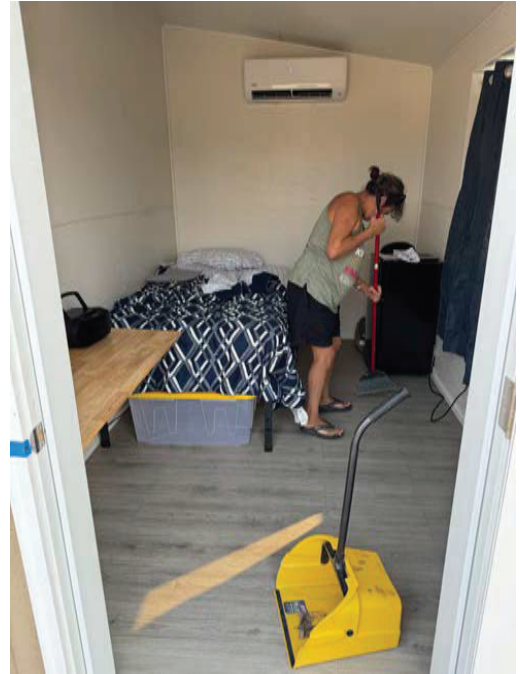
Operating Income: Redmond Safe Parking has been reliant on funding from the State of Oregon, allocated by the MAC. Allocations for the new biennium have not been made, and it is unclear if operating income for Safe Parking and microshelters will be available.

**Success**

The first participant moved into a unit on August 29. J is over the age of 55 and is undergoing medical treatment for a chronic condition. She had been sleeping in her car for several months. She is now able to have a temperature controlled room to sleep in and can maintain her medical treatment. She was grateful to move out of her car and glad to contribute to the cleaning and furniture setup of her shelter.



Units at Community Presbyterian Church are 4 of 26 placed between Redmond & Bend

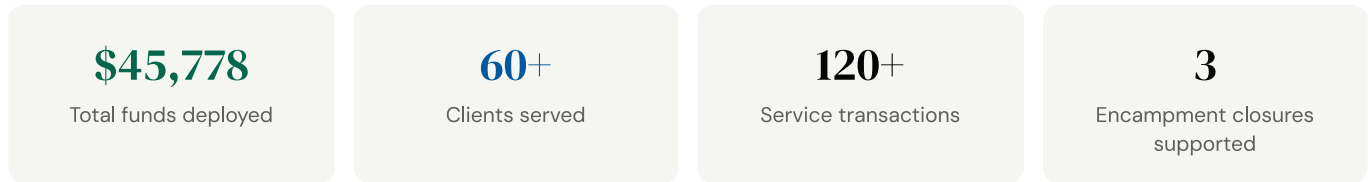


First participant helps clean after construction and setup of her unit at Community Presbyterian Church

COORDINATED HOUSELESS RESPONSE OFFICE (CHRO) — CENTRAL OREGON

# Flexible Funding Impact Report

Sanitation Fund & Housing Relocation Flexible Fund — 2025 · Both funds approved by CHRO Board, July 30, 2025



## CHRO BOARD AUTHORIZATION — SPECIAL MEETING, JULY 30, 2025

Both funds approved unanimously by the CHRO Board (Co-chair Perkins absent). Administered by COIC Housing on behalf of CHRO.

|   |   |
|---|---|
| <b>Sanitation Fund motion:</b> Commissioner Chang · 2nd Board Member Wilson           | <b>Housing Fund motion:</b> Board Member Wilson · 2nd Mayor Earls (La Pine)             |
| <b>Sanitation Fund source:</b> Governor's pod funding, set aside by CHRO Board 6/2/25 | <b>Housing Fund source:</b> CHRO's \$150,000 unrestricted fund, Board-reserved 6/20/24  |
| <b>Administered by:</b> COIC Housing (Mickie Derting), on behalf of CHRO              | <b>Per-household cap:</b> \$1,500 standard · up to \$2,500 for urgent/exceptional cases |

## FUND BREAKDOWN

### Sanitation Fund

Governor's pod funding · CHRO Board approved 6/2/25 · Released 7/30/25 · Expires 12/31/25

**\$35,133.74**

Budget: \$35,000 Fully utilized

Covers vehicle repairs, towing, tires, phones, insurance, storage, and fines — all tied to encampment relocation. Eligible users: all CHRO jurisdictions (Deschutes County and Cities of Bend, La Pine, Redmond, and Sisters).

### Housing Relocation Flexible Fund

CHRO \$150,000 unrestricted fund · Board-reserved 6/20/24 · \$20,000 released 7/30/25

**\$10,644.58**

Budget: \$20,000 53% utilized

\$9,355.42 remaining. Covers deposits, application fees, move-in costs, and transportation — needs the Sanitation Fund cannot address. Fills the gap between encampment exit and housing stability.

### SANITATION FUND — HISTORICAL USE (MAC DATA)

- Auto parts 86%
- Tires 15%
- Insurance 12%
- Other

April 27, 2026 CHRO Board Meeting - Page 47 of 48

### HOUSING FUND — BY USE

- Deposits/rent
- Move-in support
- App. fees
- Transportation



ENCAMPMENT CLOSURES SUPPORTED

June 21, 2025

**Deschutes County / City of Redmond**

Lead: Natalie Lantz, City of Redmond Outreach & Response Coordinator

Late August 2025

**Deschutes County / City of Redmond**

Multiple service providers across Deschutes County

December 2025

**Deschutes County / City of Bend**

Multiple service providers across Deschutes County

WHAT THIS FUNDING MADE POSSIBLE

**Vehicle repairs & towing** enabled safe relocation of individuals living in RVs and cars out of encampment closure zones

**Deposits & first month's rent** covered for households transitioning directly from encampments into stable housing

**Phones provided** to 20+ clients, maintaining outreach contact and housing navigation during relocation

**Screening & application fees** removed as barriers for clients actively pursuing available housing units

**Traffic fines & court fees** cleared for clients whose records were blocking license reinstatement and housing approval

**Pet & vet costs** covered — removing a key barrier to clients accepting shelter and housing offers

***"These relatively low-cost, one-time expenses can be the difference between continued homelessness and housing stability. Flexible funding empowers recipients to overcome obstacles that traditional funding streams often cannot address."***

CHRO BOARD MEMO — JULY 30, 2025

Source: CHRO Board approvals 7/30/25 · COIC tracking · MAC fund data · Central Oregon, 2025 Administered by COIC on behalf of CHRO