



General Meeting Agenda

ASHLAND GENERAL
2200 ASHLAND STREET AD HOC AGENDA
Friday, April 17, 2026
51 Winburn Way, Siskiyou Room

<https://zoom.us/j/99866112807?pwd=aoieh5YkSHqRuXGIWWPdYfOG8aEaaP.1>

- I. CALL TO ORDER**
- II. Public Forum**
- III. Approval of Minutes**
 - 1. Approval of March 13, 2026 meeting minutes
- IV. Review of Community Engagement**
 - 1. Community Feedback
- V. Finalization of recommendation to Council**
 - 1. 2200 Ad Hoc Committee Final Report
- VI. ADJOURNMENT**

If you need special assistance to participate in this meeting, please contact Kerrick Gooden at citymanageroffice@ashlandoregon.gov or 541.488.6002 (TTY phone number 1.800.735.2900). Notification at least three business days before the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting in compliance with the Americans with Disabilities Act.



2200 Ashland St Ad Hoc Committee

Meeting Minutes

Friday, March 13, 2026

9:00 AM Meeting

Ad Hoc Committee Members Present: Committee Members Beers, Houk, McNeil, Werthaiser, Norton, Neiswander

Council Present: Dylan Bloom

Staff Present: Sabrina Cotta

I. Call to Order

Werthaiser called meeting to order at 9:03 a.m.

II. Approval of Minutes

McNeil moved, Houk seconded with fix to the Chair's name where misspelled. Motion passed. Yes- McNeil, Beers, Houk, Werthaiser, Norton/ Abstain- Neiswander

III. Engagement Meetings Update (10 min)

Werthaiser reviewed meetings with Jan Calvin, Trina Sanford and Rachel Jones stating meetings went well and they are proponents of neighborhood safety. The Committee discussed the upcoming open-house advertising as well as the draft reports will be on the website.

Haywood, Neiswander, Houk and McNeil stated they did not like how the committee had gone. Houk stated he did not like being an accomplice to buying the building and moving it forward. Norton stated that planning commission packets were printed, and hand delivered to his house and did not understand why that was not offered for this committee. Norton stated that Neiswander does not have access to a computer and cannot keep up. Cotta stated that hand delivery of packets was no longer done and no one had contacted staff to request arrangements.

IV. Review and Discussion: Summary Report

2200 Ad Hoc Committee Meeting March 13, 2026

The committee discussed the inclusion of a Client's Bill of Rights in their recommendations to Council. The Committee agreed that the Bill of Rights should be flexible enough to accommodate different service providers while ensuring that the building serves people effectively.

McNeil moved to include the statement of clients bill of rights. Houk seconded.

Motion passed. Aye- Beers, Houk, McNeil, Werthaiser, Norton, Neiswander

Beers left the meet 9:52am. Quorum remains

McNeil moved to approve the Good Neighbor Agreement as written. Werthaiser second. Motion passed. Aye- Houk, McNeil, Werthaiser, Norton, No-Neiswander

McNeil moved to approve the site development plan as written. Neiswander second. Motion passed. Aye-Houk, Werthaiser, McNeil, Neiswander, No-Norton

Norton felt that the Ad Hoc should be dictating more detailed development and as that is not the case resigned from the Committee.

Norton left the meeting at 10:26a.m.

A discussion regarding the inclusion of the night lawn took place. Houk and Neiswander wanted it to remain in the report. McNeil and Werthaiser voiced concerns it would distract from the ad hocs work and Council had previously given directions to remove it.

Werthaiser extended the meeting 10 minutes at 10:30a.m. McNeil seconded. Aye- Houk, Neiswander, McNeil, Werthaiser

A discussion was had about Council taking up the issue of the dusk to dawn lawn Councilor Bloom stated he would bring it forward with a second from Councilor Dahle for Council to discuss.

McNeil made a motion to bring the Ad Hoc recommendation report to the open house as written. Werthaiser second. Motion passed. Aye- McNeil, Werthaiser, Houk, No- Neiswander

V. Adjournment

Motion to adjourn 10:46pm made by Werthaiser, Second by Houk. Motion passed.

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Comments from Community Meeting on April 8th, 2026

What is Missing? Site Development

- Prioritize serving seniors and/or women and children
- Reach out to Options for Southern Oregon
- Determine highest priority of needs
- Security and Enforcement
- Beautification
- Where seniors provided less issues
- Stable funding
- Contract with non-profit to develop job skills
- Separate seniors from families for safety/comfort
- Minimize impact on property values
- Density creates more fire damage risk

Who Else Should We Hear From?

- Options of Southern Oregon
- State Community Housing Dept. – Grantor
- Economic Refugees (i.e. the poor)

What Is Missing? Service Types

- Warm Hand-offs to next steps toward permanent housing
- Eliminate social service silos and medical treatment silos that cause clients to get lost in the system
- Addiction services
- Safety measures for women, children and youth
- Storage for people's belongings

Comments Here!

- Housing with supportive services for clients who are in treatment and/or case management. Priorities are 1/3 of income rentals when can pay, otherwise free until can pay.
- Check-out the homeless services Center in Santa Cruz – great model
- Follow the Restrictive Covenant
- Improve effectiveness of services offered at OHRA and remove Behavioral Contract Proposal: it conflicts with Grant purpose, requirements and Restrictive Covenant
- That’s Concerning (pointing to above comment). How does a “friendly neighbor contract” work legally?

We Want Your Voice!

- Provide a place for people to sleep year-round. (additional comments: Yup!, Me too! Yes!
- Office uses for needed services: mental health, addiction services, food, etc.\
- Please be a good neighbor and do weed abatement/fire-wise to this building space
- Beautification – landscaping (along tracks, on hillside between road and housing, community garden space

Let Us Know What You Think!

- I like it! Go for it.
- Research shows housing first. I am a mental health professional, but housing contingent on treatment is not an evidence-based best approach.
- More publicity re: what is already working and how unhoused folks contribute. (additional comments: Yes!)
- I don’t like the Big Building. I think better 2 smaller buildings with supportive services.
- I would rather not have a large building

Other Ideas? Suggestions?

- Senior Shelter transitional housing all year, possible open to all during winter months (Additional comment: Me too)
- Resource for documentation of volunteer hours for SNAP qualification
- Space for volunteer bike repair
- Need bigger dumpster for all of the garbage
- No higher than 3 stories to fit in and not create a vertical ghetto
- Use ODHS General Assistance \$\$ obtained by individual to create tiny/pallet house clusters
- Medical and dental service - free of charge – Providers offering their services for free
- Camping on night lawn or in pods elsewhere. Should be 24/7 to meet legal precedents set in courts.
- Bridge housing for less-served populations (mentally ill).
- Storage lockers (more of them) so people don't have to carry all their stuff.
- Mixed use building/living
- Employment re-entry?? Support
- Facilitating tasks/social support
- Homeless education workshops, "People feel powerless to help so decide they don't want to see them" this helps for understanding the problem and ways to help.

Summary Report
2200 Ashland Street Ad Hoc Committee
Progress Update and Direction

Introduction

The Ashland City Council appointed the 2200 Ashland Street Ad Hoc Committee to assist in developing a facility site plan, guiding documents, a communication and engagement structure, and the framework for a long-term advisory body for the property at 2200 Ashland Street. The committee charge, structure, and scope are outlined in the Council materials creating the ad hoc body.

The committee's work builds on the prior 2200 Ashland Street Master Plan Ad Hoc Committee recommendations, which established the overall site use framework and management principles.

Given the six-month charge, the committee divided into two focused workgroups:

- Site Planning and Development
- Services and Accountability

The following report provides a detailed update on the smaller individual charges, followed by progress on the two major charges. Draft materials referenced are included at the end as attachments.

Charges

Client Bill of Rights, Code of Conduct, and Behavior Contract

The committee discussed at length whether the City should directly author a client bill of rights, code of conduct, and behavior contract. The preliminary direction is that these documents should instead be included as required elements within a checklist of program and site management policies.

If the City contracts with a coordinating agency or service provider to operate services at the site, that entity should already maintain established, legally compliant, and operationally tested policies, including:

- Client rights and reasonable accommodations
- Participation agreements
- Codes of conduct
- Grievance and appeal procedures

- Safety and security protocols
- Community complaint escalation process/POC
- Exit planning and service termination

The committee recommends that the City require demonstration of these policies through the RFP process rather than create new documents that may conflict with established provider systems or discourage otherwise qualified applicants from responding.

Role of an Ongoing 2200 Advisory Committee

The committee discussed whether to create a standalone advisory committee specific to the site. The preliminary recommendation is that ongoing operational oversight, future planning adjustments, and community feedback responsibilities could reasonably be incorporated into the contract process and language.

For contract and proposal review, it is the recommendation that the Housing and Human Services Advisory Committee review and recommend direction as it relates to partnerships at the Site.

Communication and Engagement Plan

The committee has actively incorporated communication and engagement into its process.

All ad hoc meetings are publicly noticed and provide opportunity for public comment. This report and final recommendations will be presented in public Council meetings.

Additional outreach has included and will continue to include:

- Direct conversations with neighborhood and business stakeholders
- Meetings with service providers and housing experts
- A planned community town hall at the 2200 Ashland Street site in early April

If Council delegates future responsibilities to the Housing and Human Services Advisory Committee, those meetings will also be publicly noticed and open to public participation.

The intent is to complete these engagement efforts prior to final recommendations being presented to Council in late April or early May in order to fully consider and incorporate public input.

Interim Use of the Site

The committee's recommendation for interim use of the site is to maintain its current function as a Severe Weather Shelter while service providers are evaluated.

Direction from Council is requested regarding other interim uses.

Charge 1

Site Planning and Development

The Site Planning and Development Workgroup focused on feasibility, development models, and partnership structures.

Meetings were held with the executive directors of regional housing and service organizations, including OHRA, Rogue Retreat, and the Housing Authority of Jackson County.

Consultation was also conducted with the City's Planning and Community Development staff to better understand zoning constraints, building envelope limitations, and overall development parameters.

The workgroup explored multiple housing models consistent with the Master Plan framework, including but not limited to:

- Tiny home village concepts
- Multi-unit efficiency apartments
- Multi story or multiplex configurations
- Modular or container-based construction

In alignment with the Draft Site Development Recommendations, the committee recommends that the City issue a Master Plan proposal seeking a qualified entity or consortium to develop housing on site serving one or more of the following possible populations:

- Permanent supportive housing
- Long term transitional housing
- Low-income households at or below 60 percent AMI
- Seniors at or below 60 percent AMI
- Working households at or below 80 percent AMI

Additional development parameters may include:

- Approximately 300 square feet minimum per unit
- Larger units encouraged for families or persons with disabilities
- Attractive, innovative, and cost-efficient construction
- Compatibility with surrounding neighborhood standards
- Inclusion of shared spaces, landscaping, and parking
- A multi-year financial sustainability model
- Long term rent affordability targeted at 30 percent of income thresholds

The committee recommends that the City conduct preliminary feasibility conversations with potential developers prior to issuing a formal RFP, as noted in the draft recommendations.

Charge 2

Services and Accountability Plan

The Services and Accountability Workgroup has focused on governance structure, accountability systems, and operational clarity. A draft Services and Accountability Plan framework has been developed, and its details continue to be refined.

Key deliverables under development include:

- Draft Good Neighbor Agreement
- Structured service category framework
- Defined geographic responsibility zones
- Clear operational and financial responsibility expectations

Coordinating Agency Model

The draft proposes issuance of a single Master Lease or equivalent agreement to a coordinating organization. That organization would oversee:

- Appointment scheduling
- Participation agreement compliance
- Security coordination

- Office and administrative staffing
- Provider accountability
- Utilities and operating expenses

Under this model, the City would remain responsible primarily for major infrastructure failures, while all other operational management and costs would be the responsibility of the contracted coordinating agency.

Additionally, the organization would be responsible for ensuring participant adherence to the Good Neighbor Agreement, a draft of which is included as Attachment A. The purpose of this agreement is to reinforce that participants attend the site for scheduled services and conduct themselves in a manner that respects the surrounding neighborhood, businesses, and residents, while clearly outlining behavioral expectations and accountability standards intended to support a safe and well managed environment.

This structure clearly separates direct service provision from overall operational accountability and is intended to reduce administrative burden on City staff. The City's role would focus on establishing performance standards, contract oversight, and infrastructure support, while qualified service providers and subject matter experts are responsible for delivering services. This approach allows the City to set clear operational expectations while relying on experienced providers to implement programs effectively and professionally.

LOI/RFP Structure

The workgroup recommends that the Request for Proposals be structured with intentional flexibility, allowing respondents to propose proven operational models rather than conforming to a rigid or overly prescriptive framework. The LOI/RFP should clearly define desired outcomes and performance expectations, enabling qualified entities to demonstrate how they would effectively meet those goals.

The workgroup also recommends that eligibility for the Coordinating Agency not be limited solely to direct service providers, but that operational nonprofits, coordinating agencies, or consortium models be permitted to apply if they can demonstrate the capacity to manage site operations and ensure accountability.

Finally, the LOI/RFP should clearly frame the 2200 Ashland Street site as a location where services are delivered directly on site, rather than functioning solely as a navigation or referral hub to services provided elsewhere.

Service Category Framework

Using regional service mapping and state level resource references, the workgroup has begun identifying priority service categories such as case management, mental health services, eviction prevention, medical services, and legal navigation.

A Draft list can be found as Attachment B

The coordinating agency would be required to align on site tenant service providers with these categories to address identified service gaps.

Grievance and Appeals Escalation

A structured escalation pathway is proposed:

1. Provider level resolution
2. Coordinating agency review
3. City of Ashland to review contractual obligations.

The goals are to:

- Provide clear redress
- Establish defined response timelines such as five business days
- Aim to address concerns at the appropriate level

Community Accountability

The draft recommends that RFP applicants propose self-accountability practices centered around pride, contribution, and positive participation as part of the site culture. These practices should reinforce the expectation that participants are not only recipients of services, but active contributors to a respectful and well-maintained environment.

For example, the coordinating agency may hold monthly Community Cleanup days for volunteer participants to encourage shared responsibility for the property and surrounding area, foster positive engagement with neighbors, and build a sense of ownership and dignity among those receiving services. Additional practices could include peer leadership opportunities, structured volunteer roles within the site, or recognition programs that highlight positive contributions and community minded behavior.

Direction and Next Steps

The committee continues to refine draft documents and integrate community feedback.

Items for Council clarification include:

- Feedback regarding the Good Neighbor Agreement, including content and intended use
- Direction regarding interim use
- Preferred timing and structure of the Master Plan LOI/RFP process

Final recommendations are anticipated for presentation to Council in late April or May following the scheduled town hall and completion of public engagement.

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ATTACHMENT A

Participant Good Neighbor Contract Draft

Community Standards Beyond the Site

This Participant Good Neighbor Contract (Agreement) is a condition of participation in programs offered onsite at the 2200 Ashland Street facility. It explains the expectations of participants in the area around the site, so the surrounding community remains a safe, clean, and welcoming partner. This Agreement is written as program rules and participation conditions, with a fair notice and review process for suspension or exit.

By signing, you confirm you received this Agreement, it was explained to you, and you understand that continued participation requires following it.

1. Definitions

1. **Participant** means a person receiving services at 2200 Ashland Street.
2. **Site** means the project and services and building(s) at 2200 Ashland Street and any area controlled by the coordinating agency on its property.
3. **Property Line** means the boundary of the property at 2200 Ashland Street.
4. **Entrance** means the main entry gate used for participant access at 2200 Ashland Street
5. **Public Space** includes sidewalks, streets, and other public rights-of-way. Public space remains public. The service providers and coordinating agency set expectations for participants but do not create new laws or replace city enforcement.
6. **Immediate Safety Threat** means conduct that creates a serious and imminent risk of harm to any person.

2. The Zone Standards

The Site uses distance-based zones to make expectations clear. Distances are measured outward from the Property Line nearest the Entrance unless a posted map states otherwise. A zone map is attached as Exhibit A.

Zone A: On the Site and within 50 feet past the Property Line

This is the immediate area around the Entrance and the site frontage.

Participants agree to:

1. Keep entrances, sidewalks, driveways, and ADA routes clear.
2. Follow check-in, line, and queue instructions from staff.
3. Use only designated waiting areas identified by staff or signage.
4. Keep voices low and avoid disruptive behavior near doors and windows.
5. Put all trash in bins and do not leave belongings or items in public spaces/belongings only in designated areas
6. Do not smoke or vape in posted no-smoking areas and use designated smoking areas only.
7. Do not block bus stops, business entrances, loading zones, or residential driveways.

Zone B: 100 yards past the Property Line

This includes the nearby blocks surrounding the site.

Participants agree to:

1. Respect businesses, residents, and passersby. No harassment, intimidation, discriminatory slurs, or threatening behavior.
2. Do not trespass on private property, including doorways, patios, lots, and service areas.
3. Do not create excessive noise, especially during Quiet Hours.
4. Use restrooms provided by the Site when available and ask staff for help accessing restrooms if needed.
5. Do not litter, dump items, or leave food, or hazardous materials in public areas.

Zone C: 1/4 mile square past the Property Line

This includes the broader neighborhood.

Participants agree to:

1. Do not create repeated neighborhood disturbances connected to the Site, including repeated noise, repeated arguments, repeated littering, repeated trespass, or repeated harassment.
2. Do not store belongings in public spaces or on private property.
3. If you see a safety hazard connected to Site activity (trash buildup, broken glass, sharps, someone in crisis), tell staff so appropriate services can respond.

3. Conduct Standards in All Zones

In addition to individual program participation agreements provided by providers, participants agree to:

1. Treat neighbors, staff, other participants, and the public with respect and dignity.
2. Not engage in harassment, intimidation, discriminatory slurs, threats, or stalking behavior.
3. Not fight or engage in aggressive behavior.
4. Not damage property, tag, vandalize, steal, or tamper with vehicles, buildings, or landscaping.
5. Not bring weapons onto the Site and not brandish or use weapons.
6. Do not bring alcohol, illegal or controlled substances, and/or paraphernalia onsite
7. Follow staff directions when staff are addressing safety concerns, de-escalating conflict, managing lines, or responding to emergencies.

4. Outdoor Quiet Hours and Noise

Quiet Hours: 8pm to 7am

During Outdoor Quiet Hours, participants agree to:

1. Keep outdoor conversations low and avoid shouting.
2. Not play amplified sound near the Site.
3. Avoid lingering near residences or business entrances.

5. Cleanliness and Community Care

Participants agree to:

1. Use trash bins and keep food waste contained.
2. If you see litter, pick up what you can safely pick up and place it in a bin.
3. Tell staff if you see hazardous materials or waste so staff can respond using established safety protocols.
4. Not leave personal items, bedding, carts, or bags in doorways, on sidewalks, or on private property.

6. What to Do When You Need Help

If you are overwhelmed, in conflict, or at risk of violating this Agreement, ask staff for help before problems escalate.

7. Reasonable Modifications for Disabilities

Site administration will comply with all applicable federal, state, and local laws regarding reasonable modifications for individuals with disabilities. Participants may request adjustments to rules, policies, or procedures to ensure equal access to services, and staff will engage in a timely, interactive process to evaluate and implement appropriate modifications unless doing so would fundamentally alter the program or pose an unmitigable safety risk.

Clear procedures for requesting accommodations will be communicated to participants, and disability-related information will be handled confidentially.

8. How Concerns Are Addressed

The Site's goal is to correct problems early and keep participants engaged, using a specific response process and documentation. Participant agrees to adhere to this process.

10. Privacy and Communication Limits

The Site will not share participant-identifying information with neighbors or the public. The Site may share general information about project engagement, including aggregated data and about what actions were taken to address concerns, consistent with legal confidentiality requirements.

11. Acknowledgment and Signature

I acknowledge:

- I received this Agreement and it was explained to me.
- I had the opportunity to ask questions.
- I understand the zone expectations and community standards.
- I understand that continued participation in the Site depends on following this Agreement and the Site's on-site rules.

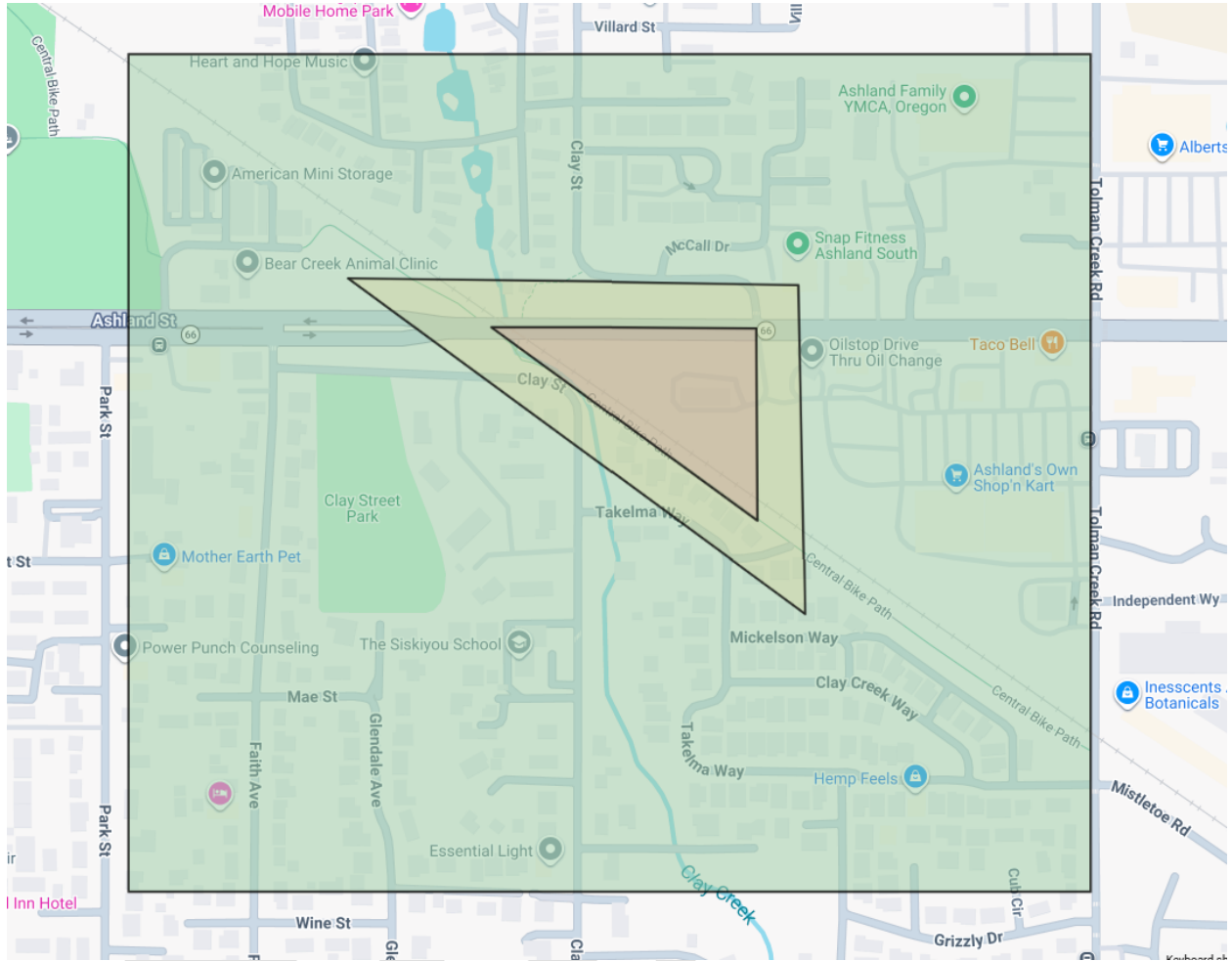
Participant Name:

Participant Signature: _____ *Date:* _____

Staff Name/Title:

Staff Signature: _____ *Date:* _____

Exhibit A: Map Example



Attachment B

Draft List of Service Types

This list of service types and example organizations is created based on information regarding the availability and need for different services in the region in general, but Ashland specifically. It is a draft, and none of the organizations listed has been contacted about providing services on site.

- **Eviction Prevention and Rental Assistance**
 - OHRA
 - Saint Vincent de Paul
 - Columbia Care
- **Legal Services and Civil Legal Aid**
 - Center for Nonprofit Legal Services
 - Resolve
- **Outreach Court and Reentry Support**
 - Rogue Retreat
 - Jackson County Community Justice
 - Ashland Municipal Court
- **Benefits Navigation and Public Assistance Enrollment**
 - ACCESS
 - ODHS
 - Ashland Resource Center
- **Employment Services and Job Readiness**
 - Good Will
 - Rogue Community College
 - Maslow Project (Youth)
- **Mental Health Counseling**
 - Options for Southern Oregon
 - ColumbiaCare
 - Kairos NW
- **Youth and Family Stabilization Services**
 - Maslow Project
 - Family Nurturing Center

- Salvation Army
- Unete
- **Domestic Violence and Survivor Services**
 - Community Works
 - SART
- **Basic Needs and Supportive Services**
 - Ashland Emergency Food Bank
 - ACCESS
 - OHRA

DRAFT

**Draft of Proposed Recommendations from the Site Development
Working Group to the 2200 Ad Hoc Committee**

- The City of Ashland issue an RFP to a qualified entity or consortium of entities interested in forming a partnership with the City of Ashland to develop housing on the existing site consistent with the following criteria:

Housing will be provided to serve one or more of the following populations:

- (a) Individuals and families in need of permanent supportive housing
 - (b) Individuals and families in need of long-term transitional housing
 - (c) Individuals and families at 60% or below of AMI
 - (d) Seniors at or below 60 percent AMI
 - (e) Working households at or below 80 percent AMI
1. X number of units to be developed with an approximate minimum of 300 sq. feet per unit; larger units to house families or accommodate persons with disabilities are recommended.
 2. Innovative, creative, and attractive designs and cost-efficient construction models are to be utilized potentially including mid-rise vertical construction and community village models
 3. Construction of housing shall be compatible with the surrounding community standards and responsive to the neighborhood's aesthetic requirements
 4. Plan shall include ancillary construction including parking, communally shared spaces, commercial spaces, etc., if any, including landscaping
 5. List of services, if any, to be provided or contracted for specified populations including case management, peer support or similarly appropriate services
 6. An operational and financial model that supports long term affordability through a multi-year sustainability plan. Rents will be structured according to HUD affordable housing guidelines and AMI based rent limits to ensure tenants pay no more than 30 percent of household income for housing
- The City of Ashland remain flexible in developing agreements that serve the larger goals of operating the existing services on the site while developing needed low-income and/or affordable housing on site.
 - Prior to an official RFP being prepared, it may benefit the City of Ashland to prepare a Letter of Interest to be widely distributed in order to solicit preliminary conversations with potential organizations, contractors and developers as to what may be feasible given the limitations and desired outcomes for the site.