



General Meeting Agenda

ASHLAND GENERAL
REGULAR MEETING AGENDA
Wednesday, August 21, 2024

I. CALL TO ORDER

1. Welcome
2. Agenda Review & Announcements

II. Public Forum- Up to 5 minutes for public comments

III. Business

1. Minutes of August 7, 2024
2. Follow-Up Items:
 - a. Transit Triangle Overlay
 - b. City building Codes
 - c. Properties used during Community Emergency
3. Presenting Possibilities for Public Input
 - a. Committee Agreements- What's not being considered/ What is being considered
 1. Individual Work
 2. Group Work
 - b. Agenda/ Activities for Public Forum
 - c. Spokespeople & Other Roles
 1. Presenting information
 2. Facilitating table topics
 3. Greeting people. handing out materials
 - d. Public Survey Tool
4. Presenting Possibilities for Public Input
 - a. Committee Agreements- What's not being considered/ What is being considered
 1. Individual Work
 2. Group Work
 - b. Agenda/ Activities for Public Forum
 - c. Spokespeople & Other Roles
 1. Presenting information
 2. Facilitating table topics
 3. Greeting people. handing out materials
 - d. Public Survey Tool
5. Presenting Possibilities for Public Input
 - a. Committee Agreements- What's not being considered/ What is being considered
 1. Individual Work
 2. Group Work
 - b. Agenda/ Activities for Public Forum
 - c. Spokespeople & Other Roles





General Meeting Agenda

1. Presenting information
2. Facilitating table topics
3. Greeting people. handing out materials
- d. Public Survey Tool

6. Review Next Steps

IV. ADJOURNMENT



2200 Ashland St. Ad Hoc Committee Meeting

Wednesday, August 21, 2024

3:00-5:00 p.m.

2200 Ashland Street

AGENDA

I. CALL TO ORDER

1. Welcome
2. Agenda Review & Announcements

II. PUBLIC FORUM – Up to 5 minutes for public comments

III. BUSINESS

1. Minutes of August 7, 2024
2. Follow-up Items:
 - a. [Transit Triangle Land Use Overlay](#)
 - b. City Building Codes (sent separately)
 - c. Properties used during a Community Emergency
3. Presenting Possibilities for Public Input
 - a. Committee Agreements – What's not being considered / What is being considered
 - Individual work
 - Group work
 - b. Agenda / Activities for Public Forum
 - c. Spokespeople & Other Roles
 - Presenting information
 - Facilitating table topics
 - Greeting people / handing out materials
 - d. Public Survey Tool
4. Review Next Steps

IV. ADJOURNMENT

Committee Meetings – 3:00-5:00 p.m. – 2200 Ashland St.

September 4 – Prep for Public Input (Survey and Forum)

September 11 – Public Forum (proposed date)

September 18 – Review Public Input / Draft Recommendations

October 2 – Refine Recommendations / Prep for Public Review

October 16 – Public Review

October 30 – Finalize Recommendations

November 19 – Recommendation to City Council



2200 Ashland St. Ad Hoc Committee Meeting
August 7, 2024 Minutes

	Name	Role	Attended 8/7/24
1	Matthew McMillan	Member	X
2	Ruth Coulthard	Member	X
3	Bob Kaplan, City Councilor	Non-voting Member	X
4	Allison Wildman	Member	X
5	Jason Houck	Member	X
6	Rachel Jones	Member	X
7	Tonya Graham, Mayor	Non-voting Member	X
8	Debbie Neisewander	Member	X
9	Wendy Tanner	Member	
10	Avram Sacks	Member	
11	Gina DuQuenne, City Councilor	Non-voting Member	
12	Trina Sanford	Member	
	Jan Calvin	Facilitator	X
	Cass Sinclair, OHRA Director	Guest/Presenter	X

AGENDA REVIEW

Introductions were made and the agenda was reviewed.

ANNOUNCEMENTS

Bob noted that he will not be able to attend the next three meetings, as he will be out of town.

Debbie shared that, when she saw porta potties outside of Bi-Mart, she was hopeful that they had been placed for public use including people experiencing homelessness. She went inside the store to thank them, only to experience animosity toward the homeless and an adamant statement that the porta potties were only there temporarily while some interior plumbing issues were being fixed.

Committee members stated that they have observed more stores with products being behind glass and bare shelves and a belief that this is because theft from stores has increased. In the alternative, bare shelves may have more to do with supply chain and other economic circumstances.

Elected officials noted that restroom vandalism, overuse, and misuse have presented problems in Ashland city parks. Committee members mentioned a number of public parks where the restrooms are very nice, noting the use of durable materials (Phoenix Park, Blue Heron Park in Talent, Twin Creek Park in Central Point).

PUBLIC FORUM – no comments

FOLLOW-UP ITEMS

Facility Needs Related to Community Emergencies – Jan shared information from Kelly Burns, Ashland Emergency Manager about the unmet needs for facilities during a community emergency. He noted that space is needed in south Ashland for public services and distribution of supplies, where large vehicles could deliver and turn around. It was noted that the City and SOU have an agreement whereby SOU facility serves as the “central command center” in case of an emergency. Power needs and supply methods (solar, battery backup) were also discussed, and Bob stated that there is a lot of grant funding for resilient power sources.

It was suggested to include “multi-use” space in the 2200 Ashland St. masterplan, to provide flexibility for use during a community emergency. *Further information was requested about the communitywide emergency plan, to better understand the geographic area to be served by the 2200 Ashland St. property.*

Similarly, information was requested about any other City plans for the area, such as the land use plan for the “transit triangle” bounded by Highway 66, Siskiyou Blvd., and Tollman Creek Rd.

South Ashland Policing Discussion – Jan noted the previous discussions around south Ashland crime data and suggested that perhaps the topic warranted a larger forum for the broader community than could be provided through this committee. Members mentioned other times when the City has hosted such discussions and that it might be a good time to revisit the topic with the larger community. Allison suggested that such a forum could identify specific issues to be brought back to this committee.

Debbie shared her review of the last six months of police reports that show 23 calls to respond to suicide (attempted and/or completed) as a illustration of mental health conditions that surface in the public arena due to the severe lack of mental health services.

MINUTES OF JULY 17, 2024

Reviewed and approved.

HOMELESS SERVICES DISCUSSION

Jan reviewed summary charts of the interviews done with 49 of the 80 programs identified by the Homeless Services Masterplan Subcommittee, noting that the subcommittee focused primarily on services available in Ashland. The list is considered “a start,” with the hope that missing information can be gathered and the list updated. See pages 100-105 in the Appendices of the [Report](#)

Opportunities for Housing, Resources, and Assistance (OHRA)

Cass Sinclair, Executive Director of OHRA presented information about the extensive range of services OHRA provides.

In 2019 OHRA had a staff of five people and 350 volunteers serving 90 people per day. When COVID hit, the volunteers went home, more people were camping in their cars, and Covid funds helped pay for hotel stays.

OHRA’s 5-year plan called for a permanent location, and they secured the first Oregon Project Turnkey grant (\$4M in capital funding) to purchase and renovate a “surplus” hotel. There are now 32 Project Turnkey sites across Oregon.

OHRA now has 50 staff and a \$2M operating budget, along with \$2M in funding for eviction prevention and rapid rehousing/rent assistance. OHRA services include the largest walk-in resource center in Jackson County, serving 50-50 people per day, and a range of partner services on-site, including access to:

- | | | |
|-------------------------|--------------------|-----------------------|
| • Housing vouchers | • Library services | • DHS |
| • Oregon Health Plan | • Laundry Love | • Columbia Care |
| • Lions Sight & Hearing | • La Clinica | • Street Dogs |
| | • Pathfinders | • OHSU Street Nursing |

Cass stated that, since being at their new site in the Spring of 2021, OHRA has provided 599 households with eviction prevention and housed 460 households, including 56 households receiving long-term rent assistance for 18 months.

Cass shared plans for adding an all-electric commercial kitchen to prepare food on-site for residents rather than paying for meals to be delivered, along with subsequent plans to add solar. OHRA is also looking at their topographical overlay and seeing if the part of the property that is currently deemed to be in a flood plain warrants being designated as in a flood plain. If it can be changed, it would allow for additional services. Some of their needs are for green space, dog space, storage, space for staff. These needs will be considered in the upcoming revisions of the OHRA strategic plan.

Jan asked about the idea of moving the resource center out of the main building in order to create more residential space; Cass clarified that this was not something they had considered, but they are considering the possibility of placing mobile trailers on the property.

Committee members raised two issues about how the existence of the OHRA Center is impacting the neighborhood.

- One issue focused on people who opt out or are excluded from OHRA and “exit to the neighborhood.” Since, as a Project Turnkey site, the center serves all of Jackson County, how could people who came from outside of Ashland be transported to their original community? People are offered transportation assistance, but they make their own choices.
 - *Request: Data on residents’ “home community” and the geographic location where they exit to. Data on exits to different types of situations (streets, institutions, temporary locations, permanent housing).*
- The other issue focused on public drug and alcohol use. Since OHRA residents cannot use substances on the property, it is presumed that those who use substances go somewhere in the neighborhood to partake.
 - *Request: Information about how and the number of residents who are connected to treatment services while at OHRA. Information about outreach efforts and other pathways from the streets to treatment services.*

When asked what she sees a need for, Cass replied that she sees an increase in the number of young people aging out of Foster Care and at risk of homelessness, and an increase in the number of elderly people who are homeless for the first time.

When asked who OHRA is not serving, Cass replied that, while they help all populations at the Resource Center, including with resources for housing, the OHRA residential program does not serve families. It is also not necessarily the first choice for women and can’t meet the needs of all seniors.

When asked what services would be complementary and should be considered for the 2200 Ashland St. property, Cass listed laundry, showers, a commercial kitchen, and a solid season of sheltering (e.g., November-April) so staff can work with clients on case plans,

A suggestion was also made for an ongoing 2200 Ashland St. advisory council that includes members of the neighborhood.

The group thanked Cass for her presentation and participation in the meeting; Cass reciprocated, expressing appreciation for the opportunity.

For more information, visit [OHRA Helps | Moving People from Crisis to Stability](#)

PRIORITIZATION OF POSSIBILITIES

Time constraints did not allow for much discussion. Jan asked for committee members to look at the two questions on the last page of the printed packet and email her with their responses (a few comments were given prior to adjournment):

1. *Is there anything from the previous work or today's meeting that should be added to the July 17 list of possibilities (see 7/17 minutes)?*

Information from Kelly Burns about community emergencies

Hub for street outreach workers, Ashland Police Department, Land Trust office

Winter season shelter (November-April) with navigation services

2. *Is there anything else you want to explore at the next meeting, prior to selecting priorities for public input?*

Transit Triangle Plans (zoning for higher density housing, commercial overlay)

An "elder artists community"

Business model / entrepreneurial venture to help sustain costs

NEXT STEPS [Revised]

August 21 – Prepare/determine the content and the processes for gathering public input.

September 4 – Prepare for Public Input (Forum and Survey)

September 11 – Host Public Forum (tentative date)

September 18 – Review Public Input

October 2 – Draft Recommendations

October 16 – Host Public Forum

October 30 – Finalize Recommendations

November 19 – Present Recommendation to City Council

MEETING ADJOURNED at 5:10 p.m.

2200 Ashland St. Master Plan Ad Hoc Committee

The Task

Create a long-term master plan for the building and surrounding property at 2200 Ashland Street that aligns with contractual obligations to provide services to people experiencing homelessness, furthers the community's goals regarding homeless services and affordable housing, and enhances the experience of the surrounding neighborhood.

The Goals for the 2200 Ashland St. Property

- Provide immediate safety during severe weather for Ashland residents who are experiencing homelessness
- Support economic development and public art efforts that build, energize, and beautify south Ashland, which welcomes visitors as a gateway to the city
- Provide a pathway to long-term housing for Ashland residents who are experiencing homelessness, possibly including immediate shelter
- Support wider community goals, such as emergency management, social equity and racial justice, and climate action

Site Map



Land: 52,272 sq. ft. (1.20 acres)

Building: 5,333 sq. ft. finished interior

Refining the Possibilities

1. What is **NOT** BEING CONSIDERED for this property?

- a. Tent camping
- b. Car camping
- c. Low barrier sheltering
- d. Congregate sheltering
- e. Walk up shelter
- f. Flea market
- g. Maker space
- h. Permanent Pallet houses

Discussion
Agreement

2. Should services that are being offered at OHRA also be offered at this property?

Discussion
Agreement

3. What **IS** BEING CONSIDERED for this property?

- a. Severe weather shelter (a “given”)
- b. Neighborhood hub during community emergencies
- c. Advisory Council with representatives from the neighborhood
- d. See worksheet.

Possible Uses
Daytime services
Transitional shelter/housing
Transitional or long-term housing
Amenities and business ventures
Other

Populations List
Newly homeless
Adults only
Women
Women with children
Families
Survivors of domestic violence
Youth aging out of Foster Care
Youth ages 18-24
Seniors / elders
People with disabilities
Chronically homeless
Veterans

Possibility	Description	Does it stay on the list of possibilities? 1 = no 2 = not likely 3 = probably 4 = definitely	For items marked "3" or "4" Caveats or requirements. Only if.....	Prioritized populations? (Leave blank if none or select from list.)	Other comments
Resource Center	Access to resources (Medicaid, Veteran services, SSI/SSDI benefits, senior and disability services, SNAP, TANF, housing resources, etc.)	1 2 3 4 Recommendation: No, it duplicates OHRA services			
Day Center	Indoor space, which may have resources but allows people to just be indoors	1 2 3 4	Example: only with resources and/or outreach workers who connect with people there		
Urban Rest Stop	Urban Rest Stop with laundry, showers, and electronics charging station	1 2 3 4			
Day Storage	Storage space for people's belongings so they can move about more freely	1 2 3 4			
Public Restrooms	Free durable indoor restrooms (inside a building or Portland Loo)	1 2 3 4			
Public Showers	Free durable private indoor showers (inside a building)	1 2 3 4			
Public Laundry	Free small and large capacity washers and dryers (inside a building)	1 2 3 4			
Seasonal Winter Shelter	Open 24-7 November to April, with housing-focused navigation/case management	1 2 3 4			
Transitional Shelter	Residential program with housing-focused case management	1 2 3 4			

Possibility	Description	Does it stay on the list of possibilities? 1 = no 2 = not likely 3 = probably 4 = definitely	For items marked "3" or "4" Caveats or requirements. Only if.....	Prioritized populations? (Leave blank if none or select from list.)	Other comments
Bridge Housing	Step-down after treatment or hospitalization and before permanent or transitional housing -or- bridging the time between entering a housing assistance program and moving into housing	1 2 3 4			
Temporary Pallet House Village	Cluster of Pallet houses, each with 1-2 people. Access to restrooms, showers, and meals (all inside the building) and housing-focused case management	1 2 3 4			
Tiny Home Village	Cluster of small self-contained units for 1-2 people	1 2 3 4			
Multi-floor Efficiency Apartments	Multi-floor efficiency apartments for 1-2 people	1 2 3 4			
Classes	Classes to support self-sufficiency (financial, ready to rent, job search/employment)	1 2 3 4			
Client-only Garden	Garden for on-site residents; could include classes on how to grow and prepare meals	1 2 3 4			
Community Garden	Community garden that could include any on-site residents if they wanted to participate	1 2 3 4			

Possibility	Description	Does it stay on the list of possibilities? 1 = no 2 = not likely 3 = probably 4 = definitely	For items marked "3" or "4" Caveats or requirements. Only if.....	Prioritized populations? (Leave blank if none or select from list.)	Other comments
Pet Care Center	Dedicated to assisting people experiencing homelessness to care for their pets	1 2 3 4			
Pet Care Services	An entrepreneurial venture to help subsidize the other services	1 2 3 4			
Community Kitchen	To prepare free meals, either provided on site or in the community; could include independent living classes	1 2 3 4			
Commercial Kitchen	An entrepreneurial venture to help subsidize the other services	1 2 3 4			
Counseling Services	Sliding scale or fully subsidized mental health services for people experiencing homelessness	1 2 3 4			
Counseling Center	An entrepreneurial venture to help subsidize the other services (e.g., charge rental fee for office space)	1 2 3 4			
Classes	Classes to support self-sufficiency (financial, ready to rent, job search/employment)	1 2 3 4			
Satellite offices	Satellite offices for street outreach staff, mobile crisis unit, and police	1 2 3 4			
Offices	Offices for housing-focused public/non-profit organizations	1 2 3 4			

Should any specific populations be the focus for homeless services at this property?					
Population	1 = no	2 = maybe	3 = yes	If you marked 2 or 3, are there any specific services you would suggest?	Other comments about focusing on this population at this property
General population	1	2	3		
Artists	1	2	3		
Newly homeless	1	2	3		
Chronically homeless	1	2	3		
Families w/children	1	2	3		
Women w/children	1	2	3		
Adults only	1	2	3		
Older adults / Seniors	1	2	3		
Young adults (18-24)	1	2	3		
Survivors of domestic violence	1	2	3		
People with Disabilities	1	2	3		
Veterans	1	2	3		

Other comments about population(s) to be served at 2200 Ashland St.:

2200 Ashland St. Ad Hoc Committee Public Forum

Date: _____ 2024

Time: _____

(90 minutes, plus opportunity to complete survey = 2 hours)

2200 Ashland St.

Draft Agenda

1. Welcome & Introductions (15 minutes)

- a. The Purpose of the Public Forum
- b. The Committee and Its Task
- c. Background Information
 - i. Goals for the Property
 - ii. The Win-Win
 - iii. Project Timeline

2. Possibilities for the Property (75 minutes)

- a. Types of Services & Activities (review handout - 5 minutes)
- b. Describing Table Topics and Moving to Tables (10 minutes)
- c. Roundtable Discussions (timed 20 min x 3 sessions, or free to move as desired?)

Possible Topics:

- i. Site Management (what happens at the site)
- ii. Types of Daytime Services to be Offered
- iii. Types of Residential Services to be Offered
- iv. Other Uses for the Property
- v. Communications with Neighborhood Businesses and Residents

3. Weighing In. Your Input About What Happens on the Property & How it Happens (Complete the survey on their own prior to leaving or take a postcard with a QR code and online link)

Ideas for the Survey – will be revised based on discussion/agreements at the meeting

SECTION 1 - What Happens on the Property

1. Which Daytime Services would you support having at this site (see handout for definitions)?

- ☐ Urban Rest Stop
- ☐ Restrooms
- ☐ Showers
- ☐ Laundry
- ☐ Meals
- ☐ Classes
- ☐ Pet Services
- ☐ Counseling
- ☐ Day Center
- ☐ Resource Center

2. Which Residential Services do you think would work well at this site?

- ☐ Transition Shelter with Case Management
- ☐ Bridge Housing – step-down units or for voucher holder while they seek a place to rent
- ☐ Temporary Pallet Houses
- ☐ Tiny Home Village
- ☐ Multi-floor Efficiency Apartments

3. Which Public Spaces & Activities would you like to see at this site?

- ☐ Commercial Kitchen
- ☐ Community Garden
- ☐ Other:_____

4. Which of these Other Services & Activities do you think would work well at this site?

- ☐ Office for Street Outreach staff
- ☐ Office for Ashland Police
- ☐ Pet Services
- ☐ Counseling

SECTION 2 - How it Happens

5. Physical Appearance of the Property

Please rate how important it would be to you for the following to be true of this property

	Not	Somewhat	Very
☐ Well-kept without major changes	1	2	3
☐ Upgraded landscaping that is well-tended	1	2	3
☐ Buildings of similar height as the surrounding area	1	2	3
☐ Multi-level buildings that do not impose on neighbors	1	2	3
☐ Solar panels that also provide shade	1	2	3
☐ Other:_____			

Comments about the physical site:

6. Populations to be Engaged On-Site, with Appropriate Services

Please identify which populations you would like to see offered appropriate services at this site

	No	Maybe	Yes
☐ Those with high needs, not being served elsewhere	1	2	3
☐ Those with low/moderate needs, not being served elsewhere	1	2	3
☐ Seniors / Elders	1	2	3
☐ Young Adults, 18-24 years old	1	2	3
☐ Women	1	2	3
☐ Women with Children	1	2	3
☐ Families	1	2	3
☐ Survivors of Domestic Violence	1	2	3
☐ Veterans	1	2	3
☐ Artists	1	2	3
☐ Other:_____			

Comments about populations who might be served at this site:

7. Communications / Public Information

Please indicate how important it would be to you for the following to be provided

	Not 1	Somewhat 2	Very 3
☐ Website with information about services and activities			
☐ Advisory Council with representatives from the neighborhood and people who work or volunteer with people experiencing homelessness; to provide communication between various stakeholders	1	2	3
☐ Open Houses or other types of regular events where people can become familiar with the site, services, and activities	1	2	3
☐ Distribution of an annual report	1	2	3

Comments about communications / public information:

8. Other Considerations

Please provide your thoughts about the following topics, as they relate to this site

- ☐ Evaluation measures
- ☐ Volunteer opportunities
- ☐ Availability and responsiveness of site/program management
- ☐ Other thoughts you would like to share with the committee

SECTION 3 - Please complete the following questions to help us understand who responded

1. What is your experience with homelessness? a. None b. None, personally, but have friends or family who have or are experiencing homelessness c. I have experienced homelessness in the past d. I am currently experiencing homelessness e. Prefer not to say	2. Which age group are you in? a. Under 18 b. 18-29 c. 30-49 d. 50-69 e. 70 or older f. Prefer not to say
3. What describes your relationship to the property? (mark all that apply) a. My home is right next to the property b. My home is within a half mile of the property c. My home is in south Ashland d. My business/workplace is within a half mile of the property e. My business/workplace is in south Ashland f. None of the above	