



General Meeting Agenda

ASHLAND GENERAL
REGULAR MEETING AGENDA
Wednesday, October 2, 2024

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I. CALL TO ORDER

II. Business

1. Minutes of September 18, 2024
2. Final Planning for 10/9/2024
3. Finalize Survey Tool
4. Communications/ Public Information

III. Announcements

IV. Public Forum

V. ADJOURNMENT





2200 Ashland St. Ad Hoc Committee Meeting

October 2, 2024
3:00-5:00 p.m.

2200 Ashland Street

AGENDA

I. CALL TO ORDER (3:00-3:05 p.m.)

Welcome & Review Agenda & Timeline

October 9	Public Event
October 16	Incorporate Public Input
October 30	Finalize Recommendations
November 19	Recommendation to City Council

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
		Oct. 1	2 meeting	3	4 survey---	5-----
6-----	7-----	8-----	9 EVENT	10-----	11-----	12
13	14	15	16 meeting	17	18	19
20	21	22	23	24	25	26
27	28	29	30 last mtg	31	Nov. 1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19 Council	20	21	22	23

II. BUSINESS

1. Minutes of September 18, 2024 (3:10-3:15 p.m.)
2. Final Planning for 10/9/24 Community Forum (3:15-4:15 p.m.)
 - o Layout / Signs / Logistics
 - o Annotated Agenda
 - o Roles / Tasks
3. Finalize Survey Tool (4:15-4:30 p.m.)
4. Communications / Public Information (4:30-4:45 p.m.)

III. ANNOUNCEMENTS (4:45-4:50 p.m.)

IV. PUBLIC FORUM – Up to 5 minutes for public comments (4:50-4:55 p.m.)

V. NEXT STEPS & ADJOURNMENT (4:55-5:00 p.m.)



2200 Ashland St. Ad Hoc Committee Meeting September 18, 2024 Minutes

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

AGENDA REVIEW

The agenda was reviewed.

MINUTES OF SEPTEMBER 11, 2024

Minutes were reviewed and approved, with the correct name of one of the guests (Vanessa Houk, not Victoria).

GATHERING PUBLIC INPUT

The group finalized the list of preliminary recommendations generated at the last meeting:

1. The City of Ashland will provide strong and continuous contract management for program providers, including approval of program and site management policies and practices prior to commencing services.
2. The property is not suitable for drop-in activities. Except for the Severe Weather/Smoke Shelter, any classes or services provided on site will be by appointment or pre-registration.
3. The services offered will not be suitable for high-needs individuals. The population to be served will be determined through an assessment of their vulnerability, needs, and capacity for independent living.
4. Clients will agree to a code of conduct and sign a behavior contract.
5. The City of Ashland will appoint a 2200 Ashland St. advisory council with representatives from the neighborhood, as well as people with lived experience of homelessness. The advisory council will report to City Council and provide regular updates and recommendations.
6. Residents of the site will be engaged in activities to increase their stability and ability to live independently.
7. Residential stays will be for a duration sufficient for individuals to prepare for independent living; likely no longer than 24 months.

8. Three types of residential services that could be on site:
 - Transitional Housing (up to 24 months)
 - Bridge Housing (e.g., when someone has a housing voucher and is looking for a place to rent)
 - Winter Season Housing (perhaps November – March)

The group also discussed the physical spaces for the housing programs:

- Boarding Rooms (within the existing building)
- Tiny Home Village
- Multi-floor Efficiency Apartments
- (and on a temporary basis) Pallet House Village

The group discussed how to describe the population to be served, noting that it should not be people with active addiction, severe untreated mental health disorders, or a history of violent crime. The intent is also not to draw people from outside of Ashland.

After discussing which populations to include as options on the public survey (e.g., seniors, women with children, etc.), the group agreed to simply ask what populations people would like to see served at the site.

Marketing / Getting the Word Out – Information will be on the city website and sent to media contacts. Jan will create a postcard or flyer for people to share.

After sharing ideas about how to get the word out, the group realized the event would require a larger venue than 2200 Ashland St, and Gina agreed to explore options.

MEETING ADJOURNED at 4:45 p.m.

2200 Ashland St. Master Plan

Public Forum

October 9, 2024, 5:30–7:30 p.m. (doors open at 5:00 p.m.)

Unitarian Universalist Fellowship at 87 4th Street

Annotated Agenda

4:00 p.m. Set up (signs; posters; AV equipment; welcome table with handouts, survey collection box, pens, and committee name tags)

4:50 p.m. Committee members gather

5:00 p.m. Doors Open

Greeters welcome people and provide handouts

5:30 p.m. Welcome / Opening

Welcome and Purpose of the Public Forum – *Tonya Graham*

Background Information – *Tonya Graham*

- High level chronology and where the project is headed
- Introduce Gina DuQuenne as one of two city council liaisons (Bob is unable to attend)

Committee Introductions – *Gina DuQuenne*

- Comments about experience with the committee
- Introduce the committee members

The Committee's Task - _____

- Goals for the Property - _____
- Process & Timeline - _____
- Why Tonight is Important - _____

Describe the format and opportunity to ask questions (can use microphone or write question on a card and someone will pick it up and read at the microphone)

5:45 p.m. The Property - _____

The Lot

The Current Building

Pause for questions about the property

6:00 p.m. Site Plan Concepts

How the Site Will be Managed - _____

Including Who Will be Served

Pause for questions about site management

What Will Not be Included - _____

And What Will be Included

Pause for questions about what will and will not be included

What Else is Being Considered - _____

Types of Transitional Housing

Offices

Pause for questions about housing and offices

6:45 p.m. Additional Considerations

Communications with Neighborhood (Businesses and Residents) - _____

Pause for questions about communications

The Physical Features and Appearance of the Site - _____

Pause for questions about physical features and appearance of the site

7:00 p.m. Other Questions - _____

What could be at the property temporarily, before the Master Plan is implemented

7:15 p.m. Closing - _____

Mention related information

Other Services for People Experiencing Homelessness

Regional Efforts to Reduce Homelessness

Invite participation in the public survey

Online through Friday, 10/11

Paper Version is Available Tonight

Mention November 16 as the date the recommendations go to City Council

Thank the Unitarian Universalist Fellowship for providing the facility

Thank people for attending

7:30 p.m. A brief (15 minute) “huddle” of committee members will occur as soon after the forum ends as possible.

7:45 p.m. Clean up and exit the building no later than 8:00 p.m.

2200 Ashland St. Master Plan

Public Forum

October 9, 2024, 5:30–7:30 p.m. (doors open at 5:00 p.m.)

Unitarian Universalist Fellowship at 87 4th Street

Agenda

5:00 p.m. Doors Open

5:30 p.m. Welcome / Opening

Purpose of the Public Forum

Background Information

Goals for the Property

The Ad hoc Committee and Its Task

Introductions

Process & Timeline

Why Tonight is Important

5:45 p.m. The Property

The Lot

The Current Building

6:00 p.m. Site Plan Concepts

How the Site Will be Managed

Who Will be Served

What Will Not be Included

What Will be Included

What Else is Being Considered

6:45 p.m. Additional Considerations

Communications with Neighborhood Businesses and Residents

The Physical Features and Appearance of the Site

7:00 p.m. Related Resources

Regional Efforts to Reduce Homelessness

7:15 p.m. Public Survey

Online through Friday, 10/11

<https://www.surveymonkey.com/r/2200Ashland>

Paper Version Tonight

7:30 p.m. Forum Concludes



Welcome!

The City of Ashland and the members of the 2200 Ashland St. Master Plan Ad hoc Committee welcome your participation in this opportunity to learn more about plans for the future of the property at 2200 Ashland St., ask questions, and offer feedback.

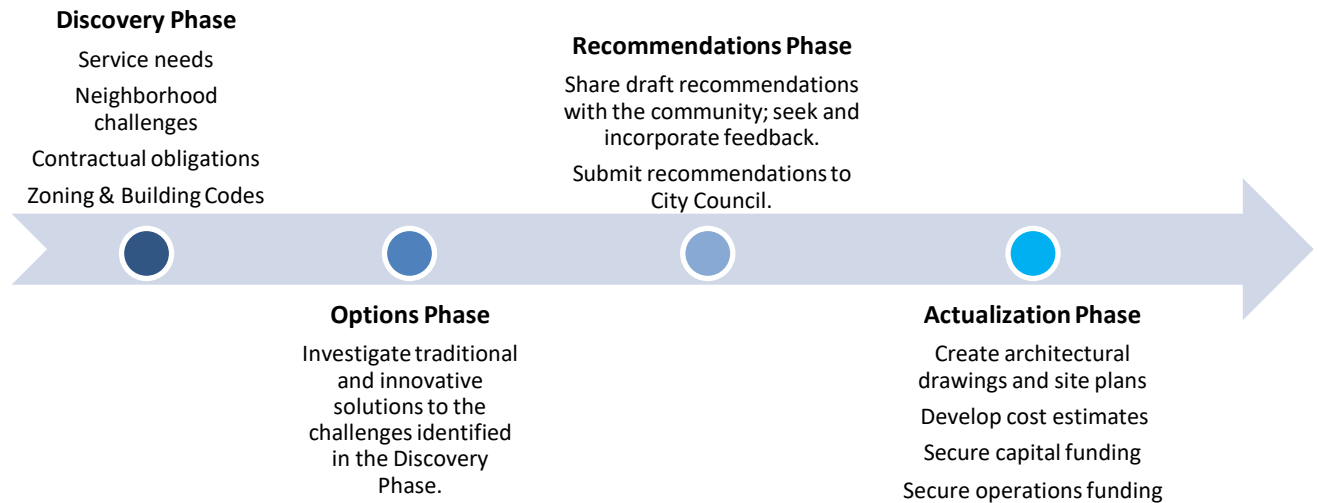
The Committee

The 2200 Ashland St. Master Plan Ad hoc Committee is charged with developing a future oriented Master Plan for the property, which can serve as the basis for cost estimates and as a tool to leverage new funding for renovations and operations. The Committee is comprised of neighbors, people who have lived experienced with homelessness, advocates, and three non-voting members of City Council.

2200 Ashland St. Masterplan Ad Hoc Committee	
Ruth Coulthard	Member
Jason Houk	Member
Rachel Jones	Member
Matthew McMillan	Member
Debbie Neisewander	Member
Avram Sacks	Member
Trina Sanford	Member
Allison Wildman	Member
Tonya Graham, Mayor	Non-voting Member
Gina DuQuenne, City Councilor	Non-voting Member
Bob Kaplan, City Councilor	Non-voting Member
Jan Calvin	Facilitator

Timeline

The Committee began its work in June 2024 and is scheduled to finalize and present recommendations to Ashland City Council on November 16, 2024.



Starting with the End in Mind

The “end” in this case, is a master plan for the use of 2200 Ashland St. that

1. aligns with contractual obligations to provide services to people experiencing homelessness,
2. furthers the community’s goals regarding homeless services and affordable housing, and
3. enhances the experience of the surrounding neighborhood.

This End is Not The End

Having a property master plan is the foundation for seeking funding for site improvements and operations. Prioritizing certain aspects will likely (and practically) support a phased approach to implementing the master plan.

Some components of the master plan will be immediate. The site will continue to be used as a Severe Weather and Smoke Shelter, and it will be available as a community hub in case of emergencies. These uses are supported within the current City Budget.

The other way in which the 2200 Ashland St. Master Plan is not “the end” is that it is only a small part of what is needed to address and prevent homelessness in Ashland and the surrounding region. The need is much greater than can be met on this property.

The services at 2200 Ashland Street are not intended to duplicate services provided at OHRA, as each site plays a different role in addressing community needs. *See the area resources on page 8 for more information about local efforts to address housing and homelessness.*

How the Site will be Managed

The Committee is proposing the following parameters for how the 2200 Ashland St. property, facilities, and services will be managed.

9. The City of Ashland will provide strong and continuous contract management for program providers, including approval of program and site management policies and practices prior to commencing services. All services will be delivered with trauma informed practices.
10. The property is not suitable for drop-in activities. Except for the Severe Weather/Smoke Shelter, any classes or services provided on site will be by appointment or pre-registration.
11. The services offered will not be suitable for high-needs individuals (e.g., people in active addiction or with severe or persistent mental health disorders). This low-needs population to be served will be from the Ashland community and identified through an assessment of their vulnerability, needs, and capacity for self-sufficiency.
12. Clients will agree to a code of conduct and sign a behavior contract.
13. The City of Ashland will appoint a 2200 Ashland St. advisory council with representatives from the neighborhood, as well as people with lived experience of homelessness. The advisory council will report to City Council and provide regular updates and recommendations.
14. Residents of the site will be engaged in activities to increase their ability to be self-sufficient in stable housing.
15. Residential stays will be for a duration sufficient for individuals to prepare for self-sufficient living; likely no longer than 24 months.
16. Three ways that the facilities on site could be used:
 - Transitional Housing (up to 24 months)
 - Bridge Housing (e.g., when someone has a housing voucher and is looking for a place to rent, up to 6-9 months)
 - Winter Season Housing (perhaps November – March)

Physical Space

17. The physical layout of the existing building will include, at a minimum, multipurpose space and restrooms. It may also include offices and/or residential space with a kitchen, showers, and bathrooms.
18. The configuration of residential space – whether in the existing building or any future structures – will provide for privacy and separate lodging for each household (individual, couple, or family), although there may be shared space (e.g., kitchen, showers, restrooms, laundry).
19. The physical spaces for housing could be:
 - Boarding Rooms (within the existing building)
 - Tiny Home Village
 - Multi-floor Efficiency Apartments



The Possibility of Offices

- The site could include office space for staff/volunteers of aligned programs that do not serve clients on-site (e.g., land trust).
- The site could include office space for aligned services provided by appointment only (e.g., counseling).



What is NOT being Considered for this Property

Tent camping	Walk up services	Resource Center
Car camping	Flea market	Day Center
Low barrier sheltering	Maker space	Urban Rest Stop
Congregate sheltering	Permanent Pallet houses	

What Will Be at this Property

Two of the uses will only be when conditions dictate:

- Severe weather sheltering (heat, cold, smoke)
- Neighborhood resiliency hub during community emergencies

What Else is being Considered for this Property

One possible use could be for Winter Season Housing (e.g., November through March)

The purpose of Winter Season Housing would include training, counseling, and support to move into a subsidized housing program with ongoing case management.

The other uses would be year around:

- Residential services (in the current building and/or one or more new buildings)
 - **Transitional Housing** – The purpose of Transitional Housing would be to provide up to 24 months of training, counseling, and support to move into a subsidized housing program with ongoing case management or housing without subsidy.
 - **Bridge Housing** – The purpose of Bridge Housing would be to provide temporary housing for individuals who can be self-sufficient (e.g., they have a housing voucher or are enrolled in a subsidized housing program), but are seeking a rental unit.
- **Day services by appointment** (in the current building)
 - Day Storage
 - Showers
 - Laundry
 - Client Services
- **Offices for aligned organizations** (in the current building)

What Could be at the Property Temporarily, before the Master Plan is Implemented

Pallet house village More space for extreme weather shelter Offices for aligned organizations

2200 Ashland St. Site Map



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

Building: 5,333 sq. ft. finished interior

[insert floorplan of existing building]

Area Resources Addressing Housing and Homelessness

Jackson County Continuum of Care

[Home - Jackson County Continuum of Care \(jacksoncountyorcoc.org\)](http://jacksoncountyorcoc.org)



City of Ashland

City of Medford – Crossings

ACCESS

Columbia Care

Community Works

Family Nurturing Center Jackson County

Hearts with a Mission

Housing Authority of Jackson County

Jackson County Mental Health

Jackson County Resource Center

Magdalene House

Maslow Project

Medford Gospel Mission

OnTrack

Opportunities for Housing, Resources and Assistance

Resolve Center for Dispute Resolution and Restorative Justice

Rogue Retreat

Rogue Valley Council of Government

St. Vincent De Paul

The Arc Jackson County

The Salvation Army

UNETE

VA White City

City of Ashland Housing Production Strategy

<https://www.ashlandoregon.gov/DocumentCenter/View/1665/Ashland-Housing-Production-Strategy-PDF>

City of Ashland Housing and Human Services Advisory Committee

[Housing & Human Services Advisory Committee | Ashland, OR \(ashlandoregon.gov\)](http://ashlandoregon.gov)