



General Meeting Agenda

ASHLAND GENERAL FORUM AGENDA

Wednesday, October 9, 2024

Unitarian Universalist Fellowship at 87 4th Street

5:30 to 7:30 p.m.

Doors open at 5 p.m.

Join us for an important public forum on the master plan for the building at 2200 Ashland St.
City of Ashland Council, Commission and Committee members will be in attendance.

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
- Paper Version Tonight

We invite you to participate in our community survey, available from Friday, October 4 until **Friday, October 11, 2024**. Your input matters, and we look forward to hearing from you during this time. [Complete the survey](#).



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

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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.

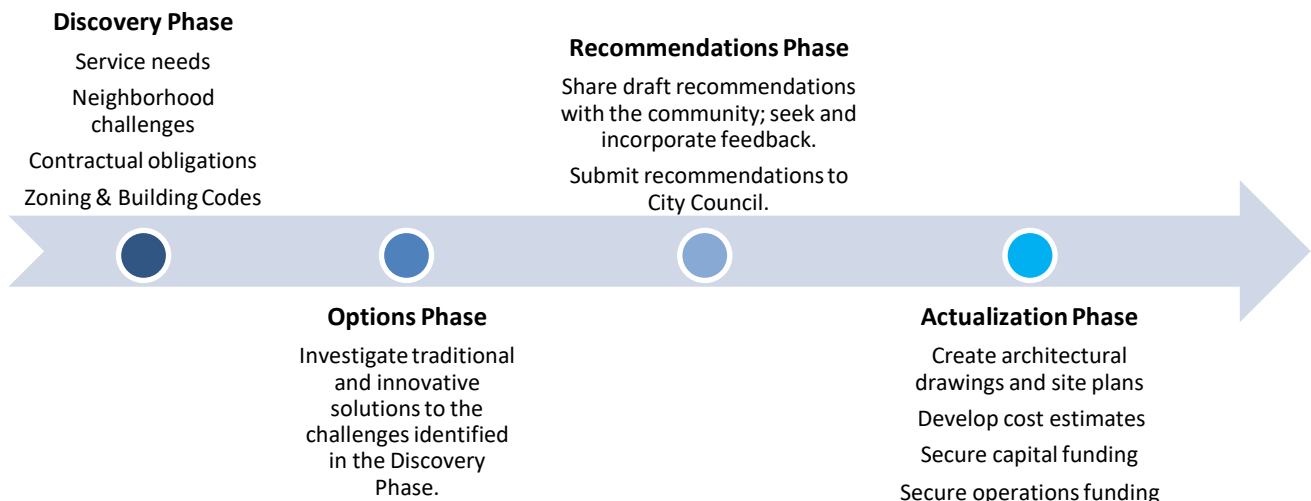
The Committee

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 19, 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. For example, the site will continue to be used as a Severe Weather and Smoke Shelter, and it will be available as a community space in case of emergencies. These uses are supported within the current City Budget.

One 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 proposed services at 2200 Ashland Street are intended to complement and not duplicate or compete with other services, as each plays a different role in addressing community needs. *See page 8 for more information about local efforts to address housing and homelessness.*

Acknowledging the Challenges

As individuals, families, and interconnected sectors of the greater Ashland community, we recognize that the condition we call “homelessness” has many challenges. It is through the transparent examination of steps – and mis-steps – that the 2200 Ashland St. Master Plan Ad hoc Committee believes well-planned and well-managed efforts can create positive outcomes for everyone.

We invite you to listen, understand, examine, and critique the following “recommendations-in-the-making,” as this is part of what makes Ashland Better Together!

How the Site will be Managed

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

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. Expectations will be laid out in seeking service providers who will work with the City and neighborhood to deliver high-quality services and mitigate any concerns that arise.
2. Except for the Severe Weather/Smoke Shelter, any classes or services provided on site will be by appointment or pre-registration.
3. The services at this location will not be suitable for high-needs individuals (e.g., people in active addiction or with severe or persistent mental health disorders). The population to be served will be from the Ashland community and identified through an assessment of their vulnerability, needs, and capacity for self-sufficiency.
4. Clients will agree to a code of conduct and sign a behavior contract that describes expectations and protocols for completing or terminating services.
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 be integral in developing provider expectations and supporting strong management of the site.
6. Residents of the site will be engaged in activities to increase their ability to be self-sufficient in stable housing. Clients will be supported with best practices in social services and coordination with other community resources to help them achieve self-sufficiency.
7. Residential stays will be for a duration sufficient for individuals to prepare for self-sufficient living; likely no longer than 24 months.
8. Three ways that the facilities on site could be used for temporary or short-term housing:
 - Transitional Housing (staying up to 24 months)
 - Bridge Housing (e.g., when someone has a housing voucher and is looking for a place to rent, staying up to 6-9 months)
 - Winter Season Housing (perhaps November – March)

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	

The Physical Space

- 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.
- 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).
- 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 Will Be at this Property

Two of the uses will only be when conditions dictate:

- Severe weather sheltering (when it is over 95 degrees, less than 32 degrees, or dangerously smokey)
- A neighborhood space during community emergencies (one of multiple spaces that could be activated as part of a local emergency management plan)

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 short-term 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)

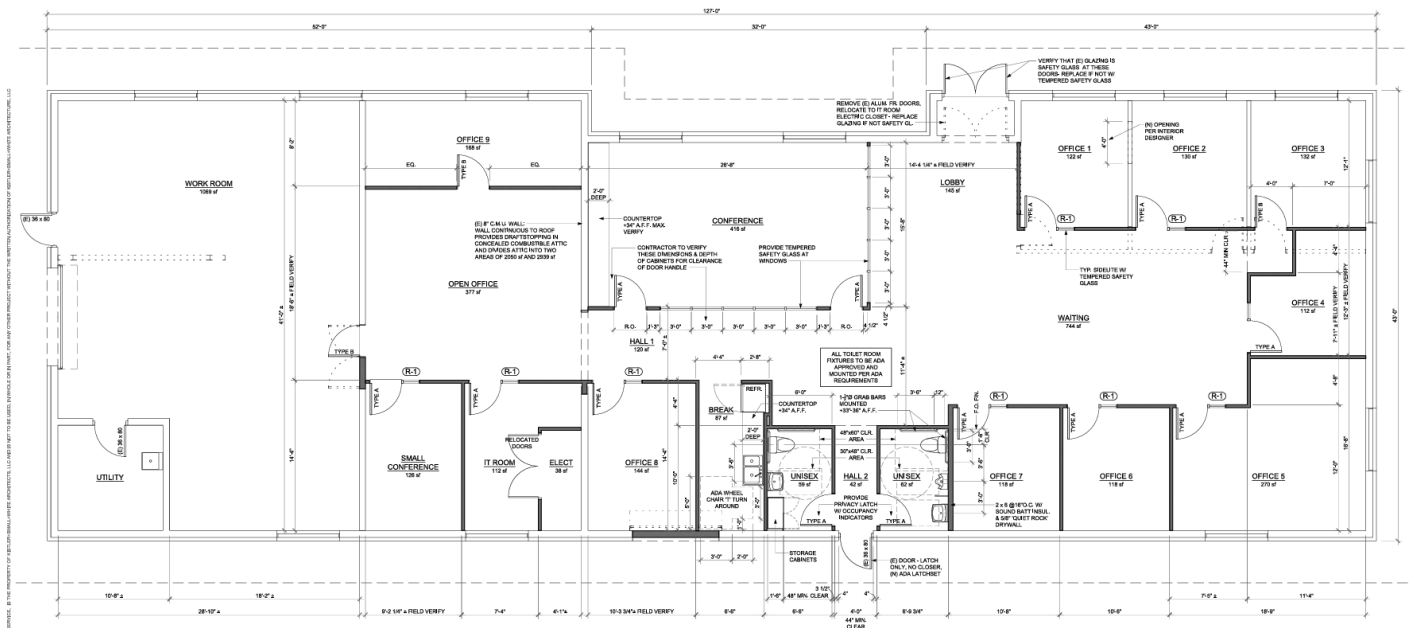
What Could be at the Property Temporarily, before the Master Plan is Implemented

Pallet house
village

More space for extreme
weather/smoke shelter

Offices for aligned
organizations

Building: 5,333 sq. ft. finished interior



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)

Volunteer at the Extreme Weather/Smoke Shelter

Contact Avram Sacks, 541-220-7307 or avramsacks@gmail.com

Interested in serving on a future 2200 Ashland St. advisory council?

Sign up at the forum on October 9th