



# General Meeting Agenda

ASHLAND GENERAL  
REGULAR MEETING AGENDA  
Wednesday, October 16, 2024

**I. CALL TO ORDER**

**II. Business**

1. Minutes of September 18, 2024
2. Debrief of 10/9/24 Community Forum
3. Survey Results
4. Additional Key Questions
5. Next Steps

**III. Public Forum**

**IV. Announcements**

**V. ADJOURNMENT**



# 2200 Ashland St. Ad Hoc Committee Meeting

October 16, 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 16 Incorporate Public Input

October 30 Finalize Recommendations

**November 12 Final Approval of Recommendations** (added)

**November 19 Recommendations to City Council**

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

### II. BUSINESS

1. Minutes of September 18, 2024 (3:05-3:10 p.m.)
2. Debrief of 10/9/24 Community Forum (3:10-3:20 p.m.)
3. Survey Results (3:20-4:20 p.m.)
4. Additional Key Questions (4:20-4:40 p.m.)
5. Next Steps (4:40-4:45 p.m.)

### III. PUBLIC FORUM – Up to 5 minutes for public comments (4:45-4:50 p.m.)

### IV. ANNOUNCEMENTS (4:50-5:00 p.m.)

### V. ADJOURNMENT (5:00 p.m.)



2200 Ashland St. Ad Hoc Committee Meeting  
October 2, 2024 Minutes

|    | Name                          | Role              | Attended 10/2/24 |
|----|-------------------------------|-------------------|------------------|
| 1  | Matthew McMillan              | Member            | X                |
| 2  | Ruth Coulthard                | Member            | X                |
| 3  | Bob Kaplan, City Councilor    | Non-voting Member | X                |
| 4  | Allison Wildman               | Member            |                  |
| 5  | Jason Houk                    | Member            | X                |
| 6  | Rachel Jones                  | Member            |                  |
| 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 18, 2024**

Minutes were reviewed and approved.

**FINAL PLANNING FOR COMMUNITY FORUM**

The group finalized 10/9/24 agenda packet (attached). Committee members volunteered for specific roles. Jan will send talking points for consideration by each presenter.

Jan shared that the City had posted information on the website and will post on Ashland.new Calendar. People volunteered to distribute flyers, post to social media, and otherwise get the word out.

Jan will finalize the survey so it is ready to collect input Friday, October 4 through Friday, October 11.

**MEETING ADJOURNED** at 5:05 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 4<sup>th</sup> 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.

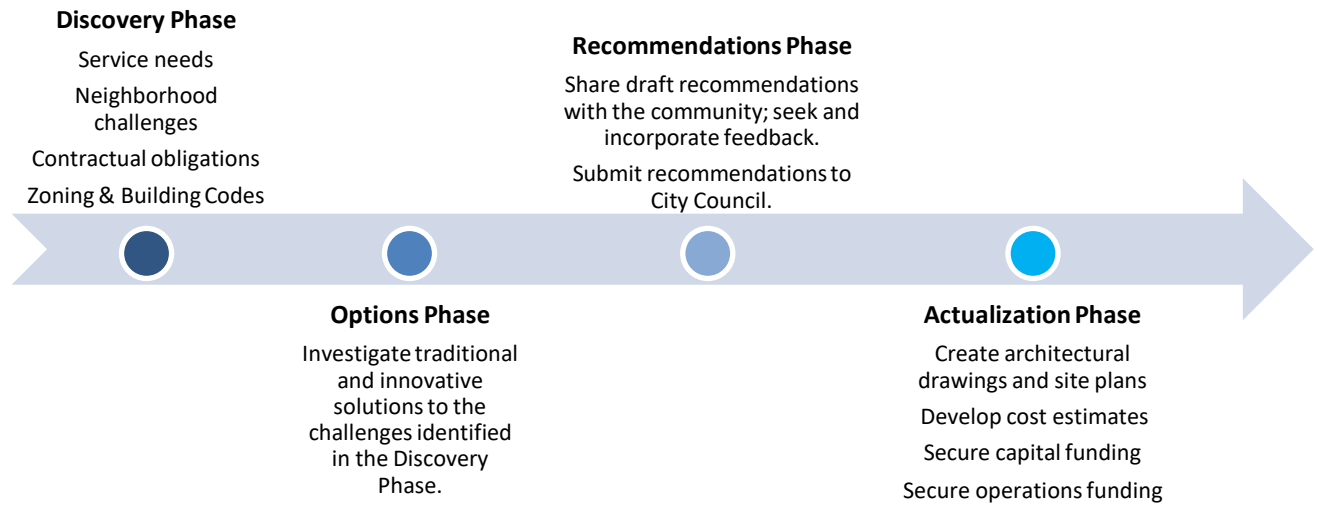
The Committee

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 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:**

1. Severe weather sheltering (when it is over 95 degrees, less than 32 degrees, or dangerously smokey)
2. 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:**

3. **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.
4. **Day services by appointment** (in the current building)
  - Day Storage
  - Showers
  - Laundry
  - Client Services
5. **Offices for aligned organizations** (in the current building)

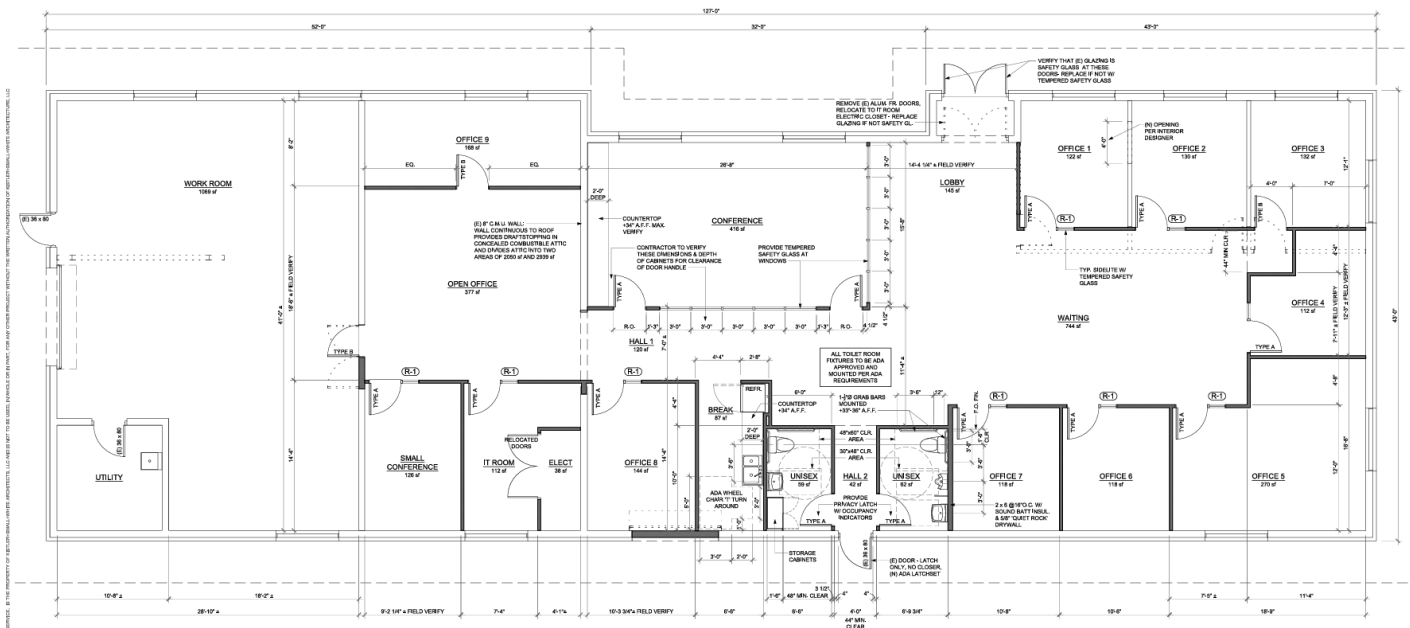
## What Could be at the Property Temporarily, before the Master Plan is Implemented

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 \(ashlandoregon.gov\)](https://www.ashlandoregon.gov/DocumentCenter/View/1665/Ashland-Housing-Production-Strategy-PDF)

### Volunteer at the Extreme Weather/Smoke Shelter

Contact Avram Sacks, 541-220-7307 or [avramsacks@gmail.com](mailto:avramsacks@gmail.com)

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

Sign up at the forum on October 9<sup>th</sup>