

HERMISTON CITY COUNCIL

Special Meeting

May 23, 2022

Mayor Drotzmann called the special meeting (combined with the City of Umatilla and Umatilla County Commissioners) to order at 6:04pm. Present were Councilors Hardin, Peterson, Barron, Spicerkuhn, Duron, Davis, Primmer, and Myers. Staff members in attendance were City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Richard Tovey, Chief Edmiston, Planning Director Clint Spencer, Finance Director Mark Krawczyk, Parks and Recreation Director Brandon Artz, Court Administrator Jillian Viles, and City Recorder Lilly Alarcon-Strong. Youth Advisory Members Elizabeth Doherty, Julissa Gonzales Mendoza and Manuel Salazar were also in attendance. The pledge of allegiance was given.

Project PATH (Practical Assistance through Transitional Housing)

Hermiston City Manager Byron Smith and Umatilla City Manager David Stockdale presented information (PowerPoint Presentation attached) regarding: why a homeless solution is needed, pilot program, proposed shelter locations and infrastructure, Request for Proposals (RFP) for a third party to operate the shelter and what facilities and services it should have and offer to the residents, immediate and long-term funding, homeless population data, other homeless shelters in the area, etc.

Umatilla County Commissioner Dan Dorran also gave information regarding HB 4123 (attached).

Umatilla City Manager Stockdale stated the RFP is expected to go out by early June, RFP contract selected by the end of July, with strategic planning and site development directly after, and an operational start date in November 2022.

City Manager Smith stated there will be two contracts: one contract will be the joint memorandum of understanding between the City of Hermiston, City of Umatilla, and Umatilla County regarding this project, and the other contract will be between the City of Umatilla and the RFP recipient. Although the City of Umatilla will official adopt the contract with the RFP recipient, presentations can be made for the City of Hermiston and Umatilla County to review and understand the contract before it is executed. There are plans to host an additional public meeting, after the RFP has been issued, for the public to ask questions and get answers regarding this project.

After much discussion, City Manager Smith stated there are no requested actions for any public body at this meeting. This is an informational meeting in order to receive feedback and suggestions and to let the public know community leaders are working on this homelessness issue.

Public Comment

Josh Roberts, 1709 NE 6th Place, Hermiston- thanked those at the dais who have asked questions to seek out how this project is going to unfold. Mr. Roberts asked that the public body and/or the RFP recipient consider the following:

- Will there be security? Will the security be a provided by a private entity or police?
- Who will make sure that vulnerable people staying at the shelter are not victimized by others?
- Who will establish rules and enforce those rules?
- How long can people stay at the shelter and will evictions be necessary?
- Who will be providing liability insurance and who will be the responsible party for claims?
- How will we deal with people coming into the community for this specific reason, “a homeless haven”?
- How big do you think this shelter will get?

Umatilla City Manager Stockdale stated these questions will be answered by the RFP recipient.

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There were no other comments from the public and Mayor Drotzmann thanked all those who attended, participated, and asked great questions in the conversation.

Adjournment

There was no other business and Mayor Drotzmann adjourned the Special City Council meeting at 7:07pm and stated the City Council would take a short break and convene the regular City Council meeting at 7:30pm.

SIGNED:

Dr. David Drotzmann, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder

DRAFT



Welcome!!



Joint Regional Homeless Discussion

Project PATH

PRACTICAL ASSISTANCE THROUGH TRANSITIONAL HOUSING



Joint Regional Homeless Discussion

- **Why?/History**
- **Pilot Program**
- **Proposed Location**
- **Request For Proposals**



Joint Regional Homeless Discussion

- **Why?/History**

- Since 2014 at least two “homeless summits”

- Martin v. Boise – September 2018 9th Circuit Decision (2009 lawsuit)

- Requires jurisdictions to provide a location if homeless are not allowed to camp



Joint Regional Homeless Discussion

- **Why?/History cont.**
 - **2019-2020 Hermiston discussion related to property near the Agape House with no resolution**
 - **2021 Meetings held on the subject by the City of Umatilla and Umatilla County**



Joint Regional Homeless Discussion

- **Why?/History cont.**
 - **2021 Oregon Legislature puts into law the provisions of Martin v. Boise giving a July 1, 2023 deadline**
 - **Various visits to other sites to help determine what a solution in west Umatilla County might look like**



Joint Regional Homeless Discussion

- **Pilot Program**

- All of these things led to a bill in the 2021 short session that asked for pilot projects for individualized solutions
- Western Umatilla County was included in that bill
- \$1,000,000 grant
 - 5 year strategic plan
 - Remainder to site/operations



Joint Regional Homeless Discussion

- **Proposed Location**
- **County Owned**
 - Lind/Bensel
 - Leased to Umatilla



Joint Regional Homeless Discussion

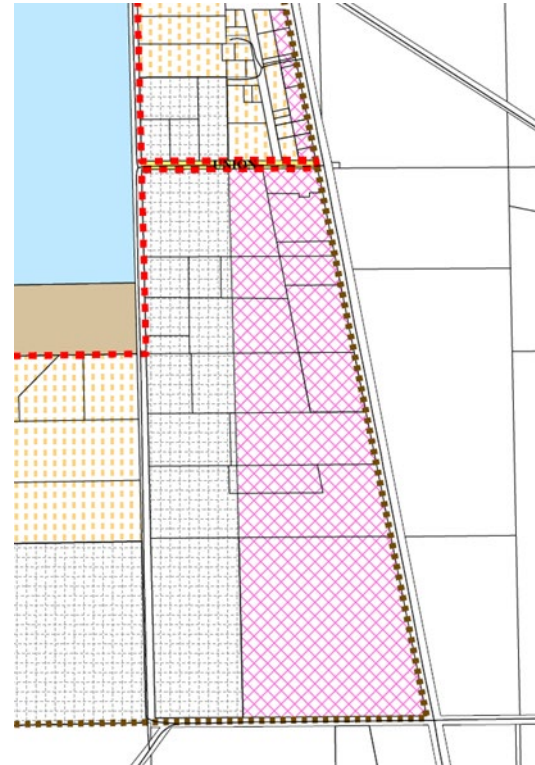
- **Planning Preview** - In order to develop the proposed facility the City of Umatilla anticipates 3 land use applications.
- **Annexation** - After Annexation the City's Building Department would be responsible for all permits and inspection on the site.
- **Conditional Use** - Application for a Community Service Use which allows for establishment of special uses which, by reason of their public convenience, necessity, unusual character, technical need or effect on the neighborhood, may be appropriate in any district.
- **Site Plan Review** - The City's industrial site plan standards would apply and site plan review is required for all Community Service Uses.



Joint Regional Homeless Discussion

- **Annexation**

The City would annex the remainder of Lind Road and the subject property. The property is currently zoned Light Industrial, Umatilla County's 1972 Zoning Ordinance, and the City anticipates applying our Light Industrial zone to the property upon annexation.



Joint Regional Homeless Discussion

- **Conditional Use/Site Plan Review**

The City anticipates applying our community service use which allow for community use to be established in any zoning district but required additional justification from the applicant.

- **Application.** All community services uses shall be reviewed as conditional uses according to the procedures and criteria of Chapters 12 and 14 of this title. Plans shall be submitted for the site that identify the location of the use, building, parking area, landscaping, screening, and any other features on the site. The applicant shall submit a narrative that explains why the use is necessary for the community and why the particular site best serves the community. The narrative shall also consider impacts upon surrounding uses and possible mitigating measures, including, but not limited to, the location of parking, effects of off-site parking, traffic generation, street access points, buffering and screening, noise, illumination controls, structure height, hours of operation, crime prevention, design elements such as scale, structural design, form and materials, signage, and any other impacts unique to the specific use.



Joint Regional Homeless Discussion

- **Request for Proposals (RFP)**
 - All of the entities agreed that we should solicit for a 3rd party to operate the facility
 - We have met multiple times to discuss needs and plans
 - Following are the results of those discussions



Joint Regional Homeless Discussion

- **RFP cont.**
 - **Entity to manage PATH facility that contains**
 - **General building with offices, common areas, showers and meal facilities**
 - **At least 12 sleeping huts**



Joint Regional Homeless Discussion

- **RFP cont.**
 - **Entity to provide services (direct or partnership) to assist people in moving to permanent housing**
 - **24/7 onsite staffing**
 - **Assist with basic medical, dental and vision services**
 - **Assistance with transportation to work, education, etc.**



Joint Regional Homeless Discussion

- **RFP cont.**
 - **Entity to provide services to assist people in moving to permanent housing cont.**
 - **Assistance with behavioral health or substance abuse services**
 - **Care coordination/case management to support all efforts to assist those in Project PATH**
 - **Assistance with educational services**



Joint Regional Homeless Discussion

- **RFP Process**

- Issued by City of Umatilla for the coalition

- Responses reviewed by a selection committee

- Umatilla County
 - City of Umatilla
 - City of Hermiston



Joint Regional Homeless Discussion

- **RFP Process cont.**

- Issued by City of Umatilla for the coalition

- Responses reviewed by a selection committee

- Umatilla County
 - City of Umatilla
 - City of Hermiston



Joint Regional Homeless Discussion

- **RFP Process cont.**
 - **Contract approved by Umatilla City Council**
 - **Anticipated start date mid-summer 2022**
 - **Strategic planning**
 - **Site development**



Discussion



Enrolled House Bill 4123

Sponsored by Representatives KROPF, WILLIAMS, Senator PATTERSON, Representatives EVANS, GOMBERG, HOY, SMITH G, ZIKA, Senators ANDERSON, ARMITAGE, GELSER BLOUIN, HANSELL, KNOPP, THOMSEN; Representatives ALONSO LEON, CAMPOS, DEXTER, FAHEY, GRAYBER, HIEB, LEVY, MARSH, MOORE-GREEN, NOBLE, NOSSE, REYNOLDS, SOSA, WEBER (Presession filed.)

CHAPTER

AN ACT

Relating to coordinated homeless response systems; and declaring an emergency.

Whereas the lack of available housing, high rents and high home prices are driving rapid increases in housing instability and homelessness in Oregon; and

Whereas Oregon has experienced a significant increase in the number of people experiencing homelessness and unsheltered homelessness; and

Whereas funding, resources and services to address homelessness in Oregon are not scaled to meet this need; and

Whereas the lack of housing affordability and availability in Oregon cannot be addressed without cross-jurisdictional collaboration; and

Whereas communities require coordinated leadership and governance to identify local needs and centralize communication, policy and services to end homelessness; now, therefore,

Be It Enacted by the People of the State of Oregon:

SECTION 1. (1) The Oregon Department of Administrative Services shall provide grants to local governments and nonprofit corporations that agree to, within 90 days of receipt of grant funding, enter into an agreement among the member governments and nonprofit corporations, if any, to create a coordinated homeless response system that consists of, at a minimum:

- (a) The establishment of a coordinated homeless response office;**
- (b) An advisory board with representation from the governing body of each member government;**
- (c) Specific roles of each member to support the advisory board and office;**
- (d) Plans for coordination with any local continuum of care receiving funding under 24 C.F.R. part 578; and**
- (e) The establishment of a centralized point of contact for the office.**

(2) Grants provided under this section shall be used by the coordinated homeless response system to:

- (a) Hire necessary staff for the office;**
- (b) Support coordinated communications and public engagement;**
- (c) Support community outreach and policy development, including stipends for people with current or recent lived experience of homelessness;**

(d) Acquire technical assistance and capacity building, including contracting with consultants; and

(e) Pay for other expenses reasonably necessary to meet the requirements under this section.

(3) Within one year of receiving a grant under this section, a coordinated homeless response system, through the advisory board or each member government to the agreement, shall adopt a five-year strategic plan that will identify and set goals for addressing:

(a) Funding to support the ongoing operations of the coordinated homeless response system;

(b) Increasing or streamlining resources and services to people at risk of or experiencing homelessness within the participating cities and counties;

(c) Incorporating national best practices for ending homelessness;

(d) Eliminating racial disparities within homeless services within the service area; and

(e) Creating pathways to permanent and supportive housing that is affordable to local populations experiencing or at risk of homelessness.

(4) No later than November 15, 2023, and September 15, 2024, each coordinated homeless response system shall provide a report to the Housing and Community Services Department, Oregon Housing Stability Council and one or more appropriate interim committees of the Legislative Assembly in the manner provided in ORS 192.245 on:

(a) The goals adopted in the five-year strategic plan and the progress made in implementing the plan;

(b) Other changes in homelessness services, ordinances of member governments relating to homelessness and partnerships or programs established that are specifically related to member government actions arising out of the agreement; and

(c) Identified challenges and opportunities relating to:

(A) Regional coordination of homelessness services and planning;

(B) Needs for technical assistance regarding program development or other programs from the Housing and Community Services Department; and

(C) Addressing racial disparities through partnerships with culturally specific and responsive organizations serving populations overrepresented in experiencing homelessness, including Black, Indigenous, People of Color, federally recognized tribes and tribal members and outreach and engagement with these populations.

(5) In performing tasks under this section, a coordinated homeless response system shall coordinate with and develop partnerships with local and regional stakeholders, including, but not limited to:

(a) Advocates for people experiencing homelessness and for people with lived experience of homelessness;

(b) Community action agencies;

(c) Housing authorities;

(d) Affordable housing providers;

(e) Behavioral health providers;

(f) Law enforcement;

(g) Educational agency liaisons for homeless children as described in 42 U.S.C. 11432;

(h) Local Department of Human Services offices;

(i) Courts;

(j) Legal aid;

(k) Coordinated care organizations, as described in ORS 414.572;

(L) Emergency shelter providers;

(m) Homeless service providers;

(n) Organizations serving and advocating for veterans, homeless youth, youth exiting the foster care system, individuals exiting the criminal justice system, people with disabilities and aging adults, health care systems, domestic violence and sexual assault survivors,

members of lesbian, gay, bisexual, transgender, queer or questioning (LGBTQ) communities, people experiencing behavioral health and substance use disorders, faith communities and business communities; and

(o) The Housing and Community Services Department.

(6) In performing its duties under this section, a coordinated homeless response system shall coordinate with law enforcement, service providers and governing bodies to implement safe and humane processes to maintain public and environmental health and safety, balancing important individual and community rights.

(7) A coordinated homeless response system may use grant funds in excess of those funds needed by the system to accomplish the requirements of the system under subsections (1) to (6) of this section to support the delivery of homeless services and shelter consistent with the five-year strategic plan, including through contracts with service providers.

SECTION 2. Section 1 of this 2022 Act is repealed on January 2, 2025.

SECTION 3. In addition to and not in lieu of any other appropriation, there is appropriated to the Oregon Department of Administrative Services, for the biennium ending June 30, 2023, out of the General Fund, to provide grants under section 1 of this 2022 Act for a coordinated homeless response system:

(1) \$1,000,000 to Benton County for a response system consisting of Benton County, the City of Corvallis and any other parties to the agreement forming the response system.

(2) \$1,000,000 to Coos County for a response system consisting of Coos County, the City of Coos Bay, the City of North Bend and any other parties to the agreement forming the response system.

(3) \$1,000,000 to Deschutes County for a response system consisting of Deschutes County, the City of Bend, the City of La Pine, the City of Redmond and the City of Sisters.

(4) \$1,000,000 to Lincoln County for a response system consisting of Lincoln County, the City of Lincoln City, the City of Newport, the City of Toledo and any other parties to the agreement forming the response system.

(5) \$1,000,000 to the Mid-Columbia Community Action Council for a response system consisting of the Mid-Columbia Community Action Council, Hood River County, Sherman County, Wasco County, the City of The Dalles, the City of Hood River and any other parties to the agreement forming the response system.

(6) \$1,000,000 to Polk County for a response system consisting of Polk County, the City of Dallas, the City of Falls City, the City of Independence, the City of Monmouth, the City of Willamina, the Confederated Tribes of the Grand Ronde, Mid-Willamette Valley Community Action Agency and any other parties to the agreement forming the response system.

(7) \$1,000,000 to Tillamook County for a response system consisting of Tillamook County, the City of Tillamook, Bay City, the City of Garibaldi, the City of Rockaway Beach, the City of Wheeler, the City of Manzanita, Tillamook County Community Action Resources Enterprises, Inc. and any other parties to the agreement forming the response system.

(8) \$1,000,000 to Umatilla County for a response system consisting of Umatilla County, the City of Umatilla, the City of Stanfield, the City of Echo, the City of Hermiston and any other parties to the agreement forming the response system.

SECTION 4. This 2022 Act being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this 2022 Act takes effect on its passage.

Passed by House March 2, 2022

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Timothy G. Sekerak, Chief Clerk of House

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Dan Rayfield, Speaker of House

Passed by Senate March 3, 2022

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Peter Courtney, President of Senate

Received by Governor:

.....M.,....., 2022

Approved:

.....M.,....., 2022

.....
Kate Brown, Governor

Filed in Office of Secretary of State:

.....M.,....., 2022

.....
Shemia Fagan, Secretary of State