

Larkspur Board meeting minutes - June 20, 2022

Meeting Begins: 6:01pm

Attendees: Sue Sullivan, Marty Decker, Diane Berry, Kristin Wills, Morgan Schmidt, Kelsie Greer

Approximately 40 community members attended, as well as representatives from Central Oregon Villages and Mike Krantz, City of Bend Police Chief.

New business:

Central Oregon Villages Discussion: Sue introduction The hope is to have a discussion and hear everyone's concerns and questions. The Board is in a position where we are trying to facilitate conversation but are not pushing any specific agenda. We will however help to facilitate the establishment of a good neighbor agreement between the neighborhood and Central Oregon Villages.

- **Nicky Merritt, Jim Porter and Chuck Hemingway from Central Oregon Villages:** Discussion about upcoming outreach regarding Desert Streams Village and establishing a Good Neighbor Agreement with the community.
 - **Jim:** 30 year Bend resident, chief of police until was approached by Central Oregon Villages to help. He commented that he would never be involved in anything that would endanger any citizen of Bend. We are proposing to bring people in to manage the homeless situation, to give folks the ability to move into regular housing. This is not a permanent camp.
 - **Chuck:** We believe that this is going to be a solid program with safety and community in mind. James Cook- on the board on this project and the Oasis project in Redmond. We meet to ensure that we all follow best practices to learn from each other. It is critical to be welcomed by the neighborhood to be successful, tuning in to hear the concerns from the neighborhood to make sure that this is a part of the discussion.
 - **Kristin:** read through the "5 things to know" document to clarify (linked on the Larkspur website). Phase one included development of a Good Neighbor Agreement. HB2006 is what this is being slated under. **Makayla-** City Council has to wait until the neighborhood outreach is completed before Central Oregon Villages moves to phase 2.
 - **Q: The neighbor is concerned about crime and camping around the site. A:** (James)- addressing the crime issue- everyone is going to be screened, supervision there 24/7 by people of competent levels to assist should anything arise. We will monitor the calls for service and will regularly report on that to draw

on those statistics. As for camping outside, unlike public property where they cannot enforce camping, this is private property so a “no camping ban” can be enforced. **Mike Krantz, City of Bend Police Chief-** I have trust and faith in the organization and this proposed project that this would be a well managed camp. The key is how it is going to be managed. Good neighbor agreements are not enforceable/ legally binding however it is a point for effective communication. The ones where the organization was attentive, those villages run well. A lot of it will boil down to how it is managed with a 24/7 plan. Planning a medium- high barrier to entry. We can enforce trespassing issues on private property and escort people out of the area. The city is currently reviewing an administrative rule that says no camping within a certain distance from this area. There are a lot of folks that are already houseless in the neighborhood, a lot of unmanaged camps and those do bring a lot of issues. This is not an unmanaged campsite which makes a huge difference. I will monitor the statistics and will hold Central Oregon Villages accountable to what they are telling us, as we do not want to spend our police resources there. **Nicole-** The pastor of the church has said that there has been unsanctioned camping for years, and they have been able to not involve the police in asking those folks to leave the property. If they are asked to leave, will they just go to the residents yard? Will give the folks we ask to leave some resources to get to a place that may better suit their needs. I will be in charge of the day to day operations, managing volunteers and that site. All paid workers and volunteers will be trained in de-escalation and trauma informed care.

- **Q: Could it at any point change from a high-barrier to low-barrier shelter?** **A:** (Makayla) It would most likely be a new planning application and it is not the intent to change that.
- **Liz Devile:** Lives right across the street, and would like to know **what type of supervision and what is the criteria to be accepted as a candidate for residency?** They will have to have a negative drug test, will have to agree to the policies and procedures (posted on the Central Oregon Villages website). It is a voluntary program but their goal has to be to move into permanent housing and will be working with a case worker weekly to reach that goal.
- **Q: Is there a time limit on how long they can stay?** **A:** We hope that they can move through the program in 9 months but given the state of the housing market, we have not set a strict deadline and will be allowed to stay as long as they are making progress. **James-** Need to look at this not just as a houseless person’s issue but a housing issue in general due to the lack of affordable housing in the area. This would be a transition step to get stabilized/ re established themselves. **Nicole-** I spoke to three people this week that work for a local church in childcare in their 20s, looking for anything better than a tent or their car.

- **Q: Will there be fencing around? A: (Nicole)** the leased portion will be fenced in and someone monitoring the gate. Only folks in the program will be able to utilize the services there. There is a field behind the church that will be leased. Trying to make the pallet shelters look better, and there will be significant spacing between the units to give some space and privacy. We are limited to 20 units and that is what we will stay with. The rendering could change as we are taking community input.
- **Q: You are offering job training? Are they required to go to some sort of meeting? A: (Nicole)**The participants will be engaged with a case worker, if they need job training then the case worker will connect them with that training. Each person's plan will be individualized.
- **Q: What is the duration of the lease and what happens if it fails? A: (Nicole)** If the church finds that the program is bringing crime to the neighborhood or is not managed well, then the church and the city can revoke the lease. The first demographic will be for women over the age of 65, and if the 20 units are not filled then it would be opened to women and children, and if that does not fill the units then it will be opened to a wider population.
- **Q: Who monitors for drug use and what are the ramifications? Where is the funding for paid staff coming from? A: (Nicole)** Case managers will have an indication if there is an issue, if someone leaves and does not return that night, they will be required to take a drug test. Money comes from private fundraising, we write grants, some money from the city but ongoing will be from our own fundraising mainly from private funders and foundations.
- **Q: Can the service providers unite holistically and request from Bend City Council to expedite adequate camping codes to protect Bend? A: (James)** The council is locked into the charter, the council members are very aware and they want the same things but they are locked in but how often they have to do a reading and revisions and that is the only thing slowing them down from happening. This has had to take a lot of work to change the building codes to get that done. **Nicole-** We are in a meeting every two weeks with other service providers advocating for guidelines as folks who when swept just want to know where to go. Could not put in a camping ordinance until you have enough locations to relocate them too. **Mike-** We are addressing it but trying to ensure that it is sustainable, not going to lose lawsuits, have a positive impact on humans, etc.
- **Q: Why did the 9th street location get pulled? A: (James)**People were afraid of it being too close to the high school and elementary school. We want this to be a success and a lasting success. So much came up and we could have done a better job explaining the plan but we did not feel that we could overcome the

fears of the neighborhood. That location was a city property and the difference here is that this is a private property and there is a difference. We want this to be a safe haven for people to heal and grow and with that much contention, we did not feel that the 9th street location would be a safe place for people in the program to do that.

- **Q: This is not your neighborhood so it seems like it might be easier for you to set up and leave. A:** Not interested in putting anyone in harm's way. Larkspur was not targeted, but was truly just where we could find property.
- **Q: Can you double the capacity without a new permit? A:** No.
- **Q: Where is the actual entrance? A:** We are going to access the road behind the hotel.
- **Q: Any study on how these villages affect property value? A:** PSU completed a study that said there was no decrease in property value based on location to camps.
- **Q: Will you copy the self-governing model of other villages? A:** It will be monitored and governed by trained individuals, there will be onsite security come twice a night monitoring as well as staff doing the 24 hour supervision.
- **Q: Heating and cooling of the units? A:** The units have AC and a heater.
- **Q: Is it my understanding that the city has to approve the contract? A:** The city will hold us accountable if problems arise and persist.
- **Q: Looks like it might be a 2 year lease, is the expectation that this will be renewed? A:** No, the church is looking at a 3 year lease and then does not plan to renew as they want to use the property themselves.
- **Charles-** The idea is to give these folks a safe and stable environment to give them the space to think about how to get into permanent housing, rather than simply worrying about where they will eat and sleep that night. The villagers that are going to be vetted are going to be people that want to improve their circumstances. We are going to be looking for villagers that will be motivated to eliminate the barriers and get out of the circumstances that they find themselves in.
- **Comment:** People have to consent to mental health and drug and alcohol services.

- **Q: Is other affordable housing going to be made available? A:** Stevens road track and 40% of the housing going in north of bear creek and south of hwy 20 will be in the deed restricted affordable housing category.
- **Next steps (Nicole):** Community listening session at the Desert Streams Church on July 14th from 6-7:30pm. Would love to hear your concerns and possible solutions that you have thought about. You can email us questions or call. We want to continue this conversation outside of the meetings.
- **Phase 2- (Nicole)** If we pass phase one will actually be moving into developing the site and potentially having some of the first residents move in this fall if we continue to pass the steps. If we are able to get into phase two, we will create an advisory board and would be open to any community member that wants to be on this board. Probably have some service providers that work with the unhoused population.
- **Good Neighbor Agreement-** can provide a draft of that and can send out to the NA mailing list and then can talk more about that specifically. **Sue-** Thought that we might ask the neighbors to sit in on a discussion on that agreement. This will be a final product before going into phase 2. Timeline for the good neighbor agreement is to submit to the city by the end of July (end of Phase 1). **Please read and send comments to the Communications Chair: communications.larkspurna@gmail.com.**
- **Q: Is there any way that we can directly or indirectly support this camp in getting set up? A:** There will be a lot of opportunities to get involved as we get set up. Providing a community to these folks that are going to be living there would be a great help as well.

Meeting adjourn: 7:57

Next month:

- Neighborhood outreach regarding Desert Streams Village Meeting date: Open house is planned for July 14, and it would be good to have Larkspur representation at the meeting.