



CITY OF BEND

CITY COUNCIL ISSUE SUMMARY

<p>MEETING DATE: OCTOBER 5, 2022</p>	<p>SUBJECT: Contract amendment with Central Oregon Villages for Phase 2 Temporary Outdoor Shelter Operations at 62010 SE 27th Street for an amount not to exceed \$1,454,700</p> <p>STAFF MEMBER: Amy Fraley</p> <p>DEPARTMENT: HOUSING</p>
<p>ACTION REQUIRED:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1st Reading Date: <input type="checkbox"/> Ordinance 2nd Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information/Direction <input type="checkbox"/> Consent Agenda <i>(adopted by motion)</i> 	<p>ADVISORY BOARD/COMMISSION RECOMMENDATION:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not applicable <p>Comments:</p>

RECOMMENDED MOTION:

I move to authorize a three-year agreement with Central Oregon Villages to develop and operate a Temporary Outdoor Shelter at the property owned by Desert Streams Church at 62010 SE 27th Street in Bend, in an amount not to exceed \$1,454,700.

ISSUE / COUNCIL DECISION & DISCUSSION POINTS:

- This expenditure will be funded by American Rescue Plan Act (ARPA) funds. The City has allocated \$1.5 million for shelter operations. Deschutes County has also approved a \$1.5 million grant to the City for temporary housing options for individuals and families experiencing homelessness. The City intends to fund \$750,000 of the total contract cost with an additional match of \$750,000 from Deschutes County, once the City and County enter into an intergovernmental agreement confirming this partnership. The grant agreement for these funds will be presented to Council at a future meeting.
- Central Oregon Villages' ("COV") proposal for a Temporary Outdoor Shelter was selected following a November 2021 Request for Proposals (RFP) from contractors who qualified for the procurement through a Request for Qualifications (RFQ) for shelter services issued in July 2021. This will be the City's first contracted Outdoor Shelter.

- In June 2022, Council awarded a Phase 1 contract for \$45,300 for COV to conduct community outreach, refine the program, draft a Good Neighbor Agreement, develop the site plan and submit HB 2006 application for approval. Phase 1 is complete, and COV has secured a location and finalized its plans for development and operation of the shelter.
- Central Oregon Villages is proposing a 20 Pallet, high barrier, temporary outdoor shelter at 62010 SE 27th St. in Bend.

BACKGROUND:

Hundreds of community members in Bend are living without stable housing; many of whom are experiencing houselessness due to income disruptions, income inequality, high rent and home prices, and other economic factors caused or exacerbated by the COVID-19 public health emergency. The 2022 Point in Time count showed a 17% increase in houselessness in Deschutes County. Additional shelter beds will provide a safe place to rest, access to services, and increase stability. The Phase 2 contract amendment supports the Council goal of increasing shelter bed capacity in the City. Providing shelter is one of Council's top goals this biennium.

The City has been working towards creating a Temporary Outdoor Shelter program for over a year. In July of 2021, the City issued a Request for Qualifications to determine qualified Community-Based Organizations to provide shelter services. The City issued a Request for Proposals for a Temporary Outdoor Shelter operator on November 15, 2021. COV was the only respondent, proposing two temporary outdoor shelters. The proposals were evaluated by a City scoring team, and staff determined COV met the criteria for award.

In June 2022, COV was awarded the Phase 1 contract to perform community outreach, secure the site, refine the program, and complete a HB 2006 application. HB 2006 was adopted by the Oregon legislature in 2021 and requires cities to approve siting applications for emergency shelters without regard to local development code or zoning ordinances, if the shelter meets criteria set forth in the bill. COV has completed the scope of services under Phase 1, and the City has reviewed COV's site plan and found it complies with the requirements of HB 2006. COV has an affiliation agreement with Square One Villages, which has several years' experience developing and operating shelters similar to the one proposed by COV. The proposed contract provides funding for up to three years of operation. Under HB 2006, a shelter may continue to operate so long as it remains in compliance with the requirements of the bill, and may restart operations after a pause of less than 2 years.

The proposed Phase 2 amendment is for a 3-year contract for the establishment and operation of a 20-unit high barrier temporary outdoor shelter.

The City has received \$14.1 million in funding as a part of the ARPA program. The Stewardship Subcommittee aligned Council Goals and Guiding Funding Principles with the eligible uses of the ARPA funds, and allocated \$1.5 million to shelter operations. The not to exceed contract amount of \$1,454,700 will be funded from \$750,000 of the City's \$1.5 million ARPA allocation for shelter along with a \$750,000 match from Deschutes County.

COV's proposal is for a shelter comprised of up to 20 Pallet structures, installed and opened over time. Pallet Shelters are modular units made from fiberglass reinforced plastic with a

foam insulating core and aluminum framing, that can be assembled on site. They are used in multiple shelter operations throughout the Northwest and have been reviewed for health and safety by the City's Building Division. The HB 2006 approval requires COV to comply with all applicable building codes, and provisions of the Americans with Disabilities Act.

COV's proposed program operations includes:

- Prioritized entry for women and children but will not be limited to only serving women and children.
- Identification of households to reside at the shelter by Central Oregon Villages through the Coordinated Entry System and through existing relationships with houseless community members.
- Case management to increase access to services and more permanent housing.
- Portable toilets and handwashing stations, and service by the mobile shower truck. Daily food service provided by Family Kitchen or other contractor. The site will also have access to water and electricity.
- Entry requirements for shelter clients will include a commitment to abstain from drug/alcohol use while living at the shelter; to participate in case management; to participate in duties to operate/maintain the outdoor shelter, and similar activities

This contract reflects the City's and Central Oregon Villages' commitment to engaging the surrounding neighborhood and providing solutions for houseless community members.

BUDGET AND FINANCIAL IMPACTS:

The contract amendment will draw on \$750,000 of the City's ARPA funds allocated by the Council and with a \$750,000 match from Deschutes County. Phase 1 services cost \$45,300. The remaining \$1,454,700 is proposed to be allocated to Phase 2. A grant agreement and budget adjustment will be brought to a future council meeting to allocate the City's ARPA funds as well as an adjustment to recognize the match from Deschutes County and offsetting spend for this contract.

DEPARTMENT DIRECTOR REVIEW

Reviewed by: Lynne McConnell Date: 9/27/2022

FINANCIAL REVIEW

Reviewed by: Janette Townsend Date: 9/28/2022

LEGAL REVIEW

Reviewed by: Elizabeth Oshel Date: 9/28/2022

COMMUNITY OUTREACH PROCESS AND POTENTIAL IMPACTS:

Central Oregon Villages performed extensive community outreach over the past four months as required by the Phase 1 contract. Through door-to-door canvassing (200 households/businesses), community meetings, and other forms of communication including email and web postings, COV gathered and applied significant feedback. Some changes

include conditions of placement, layout of the camp, and the level of staffing supervision. The communication with the community will be ongoing as COV's Good Neighbor Agreement is finalized. Regular check-ins with adjacent neighbors and through the Larkspur Neighborhood Association will be scheduled and organized through Central Oregon Villages. See the attached Phase 1 Community Outreach Report.

ATTACHMENTS:

- HB 2006 Application and Approval Memos
- Phase 1 Report on Community Outreach Report
- Phase 1 Contract
- Phase 2 Contract Amendment
- Proposed Budget