



Date: July 24, 2024
To: Board of County Commissioners
From: Erik Kropp, Deputy County Administrator
Re: Options for County-owned 45 Acres for Relocation

Staff is scheduled to meet with the Board on July 29, 2024 to discuss draft conceptual options for an alternative location for people living on the County-owned 137 acres that is part of the Department of State Lands (DSL) land swap. This staff report provides background, current issues, and options for moving forward. Staff seeks Board input and direction.

BACKGROUND

Over the past 20 plus years, Deschutes County has been working with the Oregon Department of State Lands (DSL) on a land exchange. In 2015, the County and DSL signed an exchange agreement that would result in the County acquiring 140 acres of land south of the Fair and Expo Center for future Fair and Expo use. In exchange, DSL would acquire 137 acres of County-owned industrial land in east Redmond.

In Spring 2023, DSL informed the County that in order for the land exchange to move forward, the County's 137 acres would need to be clear of people living on the property and free of debris. County staff began planning for a notification and removal of people living on the 137 acres. However, this effort was paused for the following reasons:

- The need for County staff to address code enforcement violations on County-owned property in Juniper Ridge.
- Not having an alternative location for people to relocate to; and
- To allow for projects funded by the Governor's Executive Order 23-02 Declaring a State of Emergency Due to Homelessness to come online and add beds to the housing continuum.

On April 2, 2024, the City of Redmond City Council and Board of County Commissioners held a joint meeting and discussed the DSL land exchange property. The two bodies indicated support for moving forward with relocating people living on the County-owned 137 acres and using 45 acres of County owned land south of the exchange property as an alternative location. City Councilors and Commissioners discussed the importance of providing services on the 45 acres, but the range of services varied. It is important to note that even if the 45 acres as a relocation option, individuals living on the 137 acres could not be forced/required to move to this location.



Staff has developed a draft plan for relocating people living on the 137 acres and preparing the land for the land exchange with DSL. The plan includes providing the people living on the 137 acres plenty of notice and time for relocation. Key elements of implementing the plan include communication, coordination and collaboration with the City of Redmond and service providers.

The plan would start once an alternative location is identified, approved by the Board, and available. The draft plan is estimated to take 10 months once an alternative location is available.

CITY OF REDMOND STANDARDS

The City of Redmond Code has the following Supportive Shelter Standards (attached):

1. Open flames are prohibited on premises, or within vehicles unless contained in an RV that is currently titled and registered with the DMV.
2. Density not to exceed 25 shelter units per acre (shelter unit are tents, yurt, RV, vehicle, tiny homes).
3. Site shall be fenced (6 feet high) and screened from sight except entry/exit. Community Development Director may allow for deviations.
4. Responsible agency must provide a local or on-site presence that is:
 - a. Available to accept and respond to telephone calls during business hours
 - b. Able to respond to after-hours emergencies
 - c. Able to assist residents in obtaining necessary document, such as ID, vehicle registration and insurance
 - d. Agency must provide residents with a code of conduct



DRAFT PROJECT PURPOSE/GOALS

These types of projects are difficult, controversial, political, and impact people's lives. Therefore, it is important to clearly identify the project's purpose and goals. Listed below are a list of draft goals for discussion and input with the Board:

- Provide an alternative location for people to live that has basic hygiene supports (portable toilet, drinking water, etc.) – County 45 acres
- Comply with HB 3115
- Cascading Goals
 - Person moves out of homelessness (best case scenario)
 - Person moves to “supported/managed camp” if available
 - Person moves to other part of County 45-acres
- Ensure access to emergency response vehicles
- Relocate people from the 137 acres
- Minimize impact on Oasis Village

DRAFT CONCEPTS

Listed below are three draft concepts, starting with the least amount of services and adding services with the higher numbered concepts. It's important to point out that Concept 1 would require a waiver from the City of Remond for providing fencing.

Concept 1 – basic hygiene services, area for service providers, mobile case management

- Portable toilets, potable water, hand washing stations, dumpsters
- Once or twice-a-day security patrols
- Request waiver of providing fencing (note: don't want to fence in area unless there are assigned areas for people)
- Non-profit provides mobile case management services to connect people with resources
- Ability to respond to telephone calls during business hours: County? Non-profit? Security firm?
- Ability to respond to after-hour emergencies: non-profit? Security firm?



Concept 2 – basic camp sites, camp host model

- All elements listed above in Concept 1
- Designate areas for camping; assign areas
- 6-foot screening fence
- One main entrance to control access
 - Need to check if there are fire, life, safety issues
 - Do we need another door/gate for emergency exit?
- Cameras? Or maybe just one at main entrance? Would need power.
- Locking storage at each campsite
- Pet relief area
- Non-profit hires a “camp host”
- Basic rules for camp sites (no open flames, cleanliness, visitors)
- Camp host ensures general order; calls 9-1-1 if necessary
- Ability to respond to telephone calls during business hours: camp host/non-profit?
- Ability to respond to after-hour emergencies: non-profit? Security firm?

Concept 3 – managed camp

- All elements listed above in Concept 2
- Non-profit staffs managed camp – number of hours TBD; may use camp host
- Ability to respond to telephone calls during business hours: camp host/non-profit?
- Ability to respond to after-hour emergencies: non-profit? Security firm?

INITIAL INPUT

On July 23, 2024 County staff met with Redmond Service Providers and shared the three draft concepts. Staff asked for input at that meeting and also encouraged service providers to provide input outside the meeting. At the meeting, service providers shared the following:

- For Concept 1, without on-site supervision it would be difficult to enforce a code of conduct.
- The 45 acres is different than Juniper Ridge in that with Juniper Ridge, the people were not required to relocate.
- With Concept 1, without fencing it would be difficult to identify where people can go
- Questions about the duration of the project and available budget
- Concerns the project would not have enough funding
- Question about doing a survey of the number of people living in the area
- A recommendation to give people plenty of notice; stagger the relocation
- A “by name” list would be helpful
- A concern that relocation could set outreach back



NEXT STEPS

A key consideration for next steps is determining interest from service providers. The CHRO RFQ process did not result in any proposals to stand up a supported/managed camp on the County-owned 45 acres. Based on informal feedback to staff, it will be easier to find a service provider to provide mobile case management services. Some challenges to a supported/managed camp is lack of a local model, difficulties in obtaining insurance, a wide range of expectation of what a supported/managed camp entails, lack of capacity/depth of the non-profits, and the overall magnitude of the project.

Listed below are possible next steps:

1. Direct staff to issue an RFP for potential services to be provided on the 45-acres (note: items “a-e” can be handled by County staff contracting directly with providers):
 - a. Provide potable water
 - b. Provide trash dumpsters
 - c. Provide security services
 - d. Provide hand washing stations
 - e. Provide portable toilets
 - f. Relocation assistance – to help people relocate to the 45-acres.
 - g. Mobile case management services
 - h. Respond to calls during business hours (standard from Redmond Code)
 - i. Respond to calls during non-business hours (standard from Redmond Code)
 - j. Managed camp with “camp host” model and limited supervision
 - k. Managed camp with 24/7 supervision

2. Phased in approach. Direct staff to issue and RFP for mobile case management services with the goal to implement Concept 1; apply to the City of Redmond for the fence waiver; implement contracts for potable water, hand washing stations, portable toilets, dumpsters, and security services. Once Concept 1 is in place, provide notification notices for relocation.
 - a. Implement Concept 1 and then work toward implementing a managed camp.

Attachments:

- Map of area
- Letter from the City of Redmond dated October 26, 2023
- Redmond City Code Supportive Shelter Standards