



Comments from the July 14, 2022 Meetings with Neighbors and Central Oregon Villages (COV)

Will there be mental health evaluations of Village participants?

Mental health evaluations will not be required. While we will encourage participants to engage in mental health services, we are unable to mandate a person participate in a mental health evaluation.

What is your policy on drug use?

Participants will not be allowed to have drugs on-site and will be required to pass a drug test on entry to the program, and randomly throughout their stay. Management will be trained to recognize illegal drug use and sales and will monitor areas around the Village as staffing allows and report any drug activity to local law enforcement.

What will be the frequency of drug testing for Village participants?

Participants in this village site will be drug tested upon entry to the program, and after any overnights away from the village and/or when behaviors of concern are observed.

Regarding your Friends Policy: will visiting friends be drug tested and monitored?

Visiting friends of participants will not be drug tested. COV staff and Task Masters will monitor visitors' behaviors. If a visitor becomes disruptive to the Village or appears to be under the influence of intoxicants, they will be asked to leave. Visitors will check in and check out at the gated entrance.

What is your policy regarding pedophiles?

Participants will have a background check, as well as be checked against the sex offender registry. Anyone convicted of a prior sex offense will not be eligible for the program.

Will there be enough staff to support the work?

We will increase the number of participants as the staffing is secured and trained.

How will you retain employment and get employees?

COV will be offering a competitive compensation package and on-going training opportunities.

How many staff will be on each shift? Can you address the Monday through Thursday and Friday through Sunday hours?

The general staffing model will consist of the Executive Director and Case Managers working on-site with regular daytime hours Monday-Friday and rotating on-call duties Saturday and Sunday. In addition to the Executive Director and Case Manager there will be a one Camp Host on-site evenings and weekends.

What type of security will you have and when will it be offered?

COV will contract with a local security company to provide drive-by security checks around the perimeter of the property two times a night. Additionally, the security company can be called if the on-site manager is alerted to a security concern.

Will the camp decrease my property values?

The PSU study was added to our website and available for public access. Additional research is being conducted to provide more data on this topic.

Will a tax break be offered to homeowners to compensate for decline in property value?

Question forwarded to City staff

Is this permanent housing?

No, this is not permanent housing. Under the House Bill 2006, this is considered temporary outdoor shelter.

Is this a female-only site?

No, men and single parents with children will be considered if COV is not able to fill each of the 20 shelters with woman.

Will men be evicted if a female participant becomes available?

No, if the shelters are full, individuals seeking temporary shelter will have to wait until a unit opens up.

What about the City park that is scheduled to be built?

The City park is scheduled to be built in five years, two years after the date the current COV contract expires at the location if Phase 2 is approved.

How is safety being addressed?

COV is committed to the safety of the neighbors, businesses, participants, staff and volunteers. The village will be a fully fenced with one gated entrance. There will be 24/7 on-site management with nightly security sweeps and security cameras.

What type of fencing will COV have on this site?

Many neighbors expressed opposition to the proposed chain link fencing. COV has added a alternative designed fencing option cost to the Phase II budget as a potential option.

Will you leave the trees that are currently on site?

Yes, we will be leaving the current trees "as is" on site.

What will you do about the possibility of outside visitors hopping the fence?

The on-site management will monitor the Village and ask anyone that enters the Village expect by way of the gated entry to leave.

How will visitors be monitored?

There will be visiting hours 8am-10pm, and the gate will then be locked. There will be on-site management 24/7.

Do you anticipate increased traffic once the Village is full of participants?

COV does not anticipate a significant increase of traffic to the area due to the Village. COV does not believe there are facts to support a significant increase in vehicle trips per day in the area of the Village, beyond the current levels of vehicle trips per day in the area currently generated by patrons visiting the drive-through car wash, the hotel and the restaurant all located on the access roadway to the Village. There will be up to three staff driving to the site, rotating service providers and a minority of participants that will have vehicles. While the exact number is a hard calculation, a moderate number would be 10-15 individuals coming in and out of the village daily. COV will provide 10 parking spaces inside the gated Village.

How will you address camping of participants or their family/friends?

No camping is allowed on the property. We will enforce this as we are on private property. Additionally, the City of Bend has provided a provision that no camping is allowed within 500 feet of a shelter. A map showing this range has been added to our website.

What are your thoughts on involving volunteer Community Support Organizations, or an “Adopt a person/participant” program?

We welcome community support and individuals that want to help our participants feel welcomed and valued.

How does the church/congregation benefit? And what part will they play in the operation of COV?

Question forward to Desert Streams Church.

Will the church be profiting from participating individuals experiencing poverty?

Desert Streams Church is not making a profit off the homeless and those living in poverty. Desert Streams Church (DSC) is being compensated in their lease for the additional staff they have hired, the security equipment and monitoring of the security equipment.

Who will compensate a homeowner of the neighborhood if there is property damage from one of the village residents? How will resolution be met?

Compensation for theft and damage to personal property will be dealt with through the court system. If a participant commits a crime, that person will be responsible for restitution if they are convicted of the crime. If your property is damaged, contact the local police so they can take the necessary steps to gather evidence, arrest and prosecute the criminal that damaged the property. Please also inform COV of the crime and the evidence/proof that the crime was committed by one of the participants.

What is the expected length of stay and the maximum length of stay?

The expected length of stay is 9 months to 18 months. There is no maximum stay limit, however in order for a participant to continue in the program they must show consistent work on securing long-term housing.

What’s the longest participation that you’ve had? Is there a time limit?

This will be our first village, so we do not have a history of participants. However, other organizations doing the same work have a range from 6-24 months.

How long will this temporary shelter be open?

This site will be open for three years. During the three years that COV is leasing the property from DSC, COV will be actively looking for an alternative location to move to at the end of the lease.

Who is paying for the building/staff?

COV fundraising efforts and possible contract with the City of Bend will be paying for the development of the site, operations and staff costs.

How does one qualify for the program?

To qualify for the program at the DSC site, an individual must:

- 1. Be drug and alcohol free*
- 2. Undergo a criminal background check*
- 3. Pass a sex offender registry check*
- 4. Be currently unhoused*
- 5. Agree to case management*

6. Agree to abide by the Good Neighbor Agreement, Village Manual and Village Community Agreement

Will there be an increase of crime?

The City of Bend Police Department has agreed to provide a baseline of number of calls to the neighborhood, and track calls after the village is in place. That data will be made available to COV and neighbors of the Larkspur Neighborhood.

Regarding the overall “look”; we don’t want to see tons of trash that typically is acquired around homeless camps. Can you address this?

The Village will be kept clean and tidy through the efforts of participants, staff and volunteers. There will be no trash accumulation on-site.

What if we feel you are not listening to the neighborhood concerns?

COV is committed to continuing to listen to the neighborhood. This will be done in a variety of ways. Neighbors are always welcome to contact COV Executive Director directly and set up a meeting. COV will attend the Larkspur Neighborhood Board Meetings whenever requested to share information, listen and answer questions. COV is also inviting interested neighbors to join the Advisory Board for the DSC site.

Can’t you build this out of city limits, where it is more quiet and shelters the homeless away from tourists and city residents?

Please talk to your County Commissioners regarding code and zoning permitting of a temporary shelter. Currently, it is not permitted. In addition, access to transportation for Village participants is an important concern to consider for locations.

Will the City create a roadblock so as to have a better barrier?

Question forwarded to City staff

Who is accountable? The City? COV? The COV Executive Director?

COV will hold liability insurance. No one person will be held personally accountable.

What is your vetting process? Where will this take place? Where do potential participants live while waiting approval?

Prior to having a village site, the vetting process will occur in the community. Potential participants will continue to live where they are currently residing until they are accepted into the program.

If removed for any reason where will a Village participants relocate?

Participants that are asked to leave or voluntarily leave will not be relocated by COV (to the extent laws and constitutional protections of individuals allow). Participants will have personal choice on where they choose to live. However, if a participant wants assistance relocating COV will assist them in that process.

Can you address child safety in the surrounding areas?

COV will contract with a local security company to provide drive-by security checks around the perimeter of the property two times a night and considering the possibility of security sweeps during the day.

Can the City land be fenced?

Question forwarded to City staff

What if we want to have another community meeting?

COV is committed to continuing to listen to the neighborhood. This will be done in a variety of ways. Neighbors are always welcome to contact COV Executive Director directly and set up a

individual meeting. COV will attend the Larkspur Neighborhood Board Meetings whenever requested to share information, listen and answer questions. COV is also inviting interested neighbors to join the Advisory Board for the DSC site.

What type of transparency and honesty will be shared with the neighborhood?

COV is committed to continue to be honest and transparent with the neighborhood and community at large.

Where will residents go if village is shut down?

COV will work effortlessly with participants and other service providers to help participants find housing or shelter if the village is shut down. Participants will have personal choice on where they choose to live.

General Comments:

- **We are concerned about people parking only 500 feet away. We would like this to be a larger distance and 500-1000ft is not far enough.** *Please inform City staff and committee members working on the unsanctioned camping code of your concern and desire to have a buffer longer than 500 feet.*
- **Good Neighbor Rules to participants include that friends and family may not park close by.** *No, the Good Neighbor Agreement does not include rules for friends/family of participants*
- **Need for better data** *(we are unclear of the ask in this comment)*
- **It would be helpful to hear from previously unhoused individuals.** *CO Villages will invite volunteer participants to future events (although there is no guarantee a participant will join meetings).*
- **Concerns about kids walking to bus stop and waiting at the bus stop.** *COV will contract with a local security company to provide drive-by security checks around the perimeter of the property two times a night and considering the possibility of security sweeps during the day.*

Additional Question asked August 22 at the Larkspur Neighborhood Association Board Meeting and asked to have it added to this Question and Answer Sheet:

How many childcare/preschool facilities have been contacted by COV? What about the one on 27th Street at Water Church? *COV reached out to business and neighbors directly adjacent to the proposed site. There were no childcare facilities or preschool in that identified area. COV will reach out to Water Church and the preschool in their facility to notify them of our proposal. To date no childcare facility or preschool has reached out to COV with concerns or questions.*