



**ROSEBURG HOMELESS COMMISSION AGENDA**  
**Monday, March 25, 2024**  
**Roseburg City Hall, Council Chambers**  
**900 SE Douglas Avenue, Roseburg**

✓  
3-24-2024

**11:00 A.M. Regular Meeting**

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**NOTE: IT IS UP TO EACH OF YOU AS COMMISSIONERS TO CALL 541-492-6866 AND LET STAFF KNOW BEFORE THE DAY OF THE MEETING IF YOU WILL NOT BE ATTENDING. THANK YOU.**

**I. CALL TO ORDER**

**II. ROLL CALL:**

Chair: Larry Rich  
Commissioners: Michelle Moore                      Vacant  
                         Shaun Pritchard                      Shelley Brigg Loosley  
                         Ken Averett                                      Keith Lowther

**III. APPROVAL OF MINUTES**

A. February 26, 2024 – Regular Meeting

**AUDIENCE PARTICIPATION** – *Comments on Agenda Items Only can be provided in person during the meeting, virtually through Zoom or hand delivered to City Hall, 900 SE Douglas Avenue in Roseburg, prior to 10:00 a.m. on the day of the meeting. To provide comments via Zoom, contact the City Recorder's office at [info@cityofroseburg.org](mailto:info@cityofroseburg.org) to get the link to the meeting. Comments must include the person's name and address for the record. The Commission reserves the right to delay any action requested until they are fully informed on the matter.*

*Each speaker will be allotted a total of 4 minutes. All testimony given shall be new and not have been previously presented to Commission. A total of 15 minutes shall be allocated for the "Audience Participation" portion of the meeting.*

**IV. DISCUSSION ITEMS**

A. Gary Leif Navigation Center Update  
B. Evaluation of the Commission – Verbal Update

**V. BUSINESS FROM THE COMMISSION**

**VI. NEXT MEETING DATE:** April 22, 2024

**VII. INFORMATIONAL**

A. HTAG Report

**VIII. ADJOURNMENT**

**Please contact the City Administration Office at least 48 hours prior to the scheduled meeting date if you need accommodations in accordance with the Americans with Disabilities Act.**  
TDD users, please call Oregon Telecommunications Relay Service at 800-735-2900.

**MINUTES OF THE ROSEBURG  
HOMELESS COMMISSION MEETING  
February 26, 2024**

A meeting of the Homeless Commission was called to order by Chair Larry Rich at 11:02 a.m. on Monday, February 26, 2024, City Council Chamber at 900 SE Douglas Avenue, Roseburg, Oregon.

2. ROLL CALL

Present: Chair Larry Rich, Commissioners Ken Averett, Shelley Briggs Loosley, Gregory Brigham, Keith Lowther, and Shaun Pritchard

Absent: Michelle Moore

Others: City Manager Nikki Messenger, City Recorder Patty Hitt, Community Development Director Stu Cowie, and Management Assistant Grace Jelks

The Commission welcomed two (2) new members: Ken Averett – Vice President of Information Management and Technology for Aviva Health and Keith Lowther – Chief Financial Officer for Umpqua Health Alliance.

3. APPROVAL OF MINUTES

Commissioner Briggs Loosley moved to approve the January 22, 2024 meeting minutes. The motion was seconded by Commissioner Brigham and approved with the following vote: Chair Rich, Commissioners Averett, Briggs Loosley, Brigham, Lowther, and Pritchard voted yes. No Commissioners voted no. The motion passed unanimously.

4. AUDIENCE PARTICIPATION

None.

5. DISCUSSION ITEMS

A. Messenger presented the 225 NE Bogard Street Property Discussion. Discussion ensued.

Chair Rich shared the history and difficulties of having a site for a warming/cooling center and this site could serve that purpose. In addition, his opinion is that the Dream Center site should open and operate so we can see how it progresses. If there is a need for an additional site, we open Bogard Street and ask the Dream Center if they are able to oversee operations at the additional site. Having an operator is critical to the success of the site.

Commissioner comments and questions included the total amount of earnest money put down on the property, why the City has to go through

the process of putting down a deposit on the property, when the area acquired the Economic Development status, whether tax incentives were similar to the Harvard area, clarification that there will not be a plan to open the site without an operator, abstaining from making land use decisions due to the complexities of selecting a site that might negatively impact citizens, support for having a site to be used as a warming/cooling center, concern about operating at multiple sites, preference for a single site solution, the total number of people that could fit on the site if it is used as a warming center, the space seems small for the number of people that would need support, concern for keeping the building and items stored secure and in good condition would be difficult to monitor or maintain, and appreciation for the community's comments and involvement.

Messenger clarified that \$5000 was put down on the property that is refundable, the purpose of putting a deposit down on a piece of property is to lock in the price and prevent another buyer from purchasing the property after the public finds out about the City's interest, the Urban Renewal District was adopted in 2019, the Urban Renewal District is a tax increment financing mechanism but not a direct incentive, direct incentives have been given for multi-family housing, and possibly 40 – 50 people could fit on the site as a warming center.

### Public Comments

- a. Jake Woffard, resident, spoke in opposition of the Bogard Street property.
- b. Clayton Reinhart, business owner, spoke in opposition of the Bogard Street property.
- c. Crystal Miller, business owner, spoke in opposition of the Bogard Street property.
- d. Gene Garino, business owner, spoke in opposition of the Bogard Street property.
- e. Sherry Amos, resident, shared her opinion through scripture.
- f. Mariah Smith, business owner, spoke in opposition of the Bogard Street property.
- g. Ron Hite, business owner, spoke in opposition of the Bogard Street property.

Commissioner Pritchard moved to recommend not to make any recommendations to the City Council regarding 225 Bogard Street. The motion was seconded by Commissioner Averett and approved with the following vote: Chair Rich, Commissioners Averett, Briggs Loosley, Brigham, and Pritchard voted yes. Commissioner Lowther voted no. The motion passed (5-1).

- B. Messenger presented the Urban Campground – Dream Center. Discussion ensued.

Commissioner comments and questions included clarification of the number of unhoused receiving services, how many would be ready to move into the campground, how people are getting to the Dream Center, current operating hours, whether there are other transitional housing options for unhoused families, and if the height of the proposed privacy wall will block people's view into the camp.

Jeremy Grammon, Dream Center Operator, clarified the number of households and unhoused that are being served each month, they have built relationships with people that would like to take advantage of a safe campground and services immediately, people are getting to the Dream Center by using any means of transportation available to them, and current hours are 10:00 a.m. – 2:00 p.m. during the week, additional hours were added on Monday evenings to help working families that are struggling, the Navigation Center has a section for families, and a privacy wall will eliminate most of the view into the tents.

C. Evaluation of the Commission

The Commission ran out of time to discuss this item. Staff will bring this item back to the Commission at a date to be determined.

5. BUSINESS FROM THE COMMISSION

None.

6. NEXT MEETING DATE

The next meeting is scheduled on March 25, 2024.

7. INFORMATIONAL

None.

ADJOURNMENT

Chair Rich adjourned the Roseburg Homeless Commission meeting at 12:00 p.m.

*Grace Jelks*

Grace Jelks  
Management Staff Assistant

Roseburg Homeless Commission Meeting  
03-25-24

#### HTAG Update

HTAG held their February meeting on February 28, 2024 with 20 members in attendance.

#### Hastings Village Update

- Management of Hastings Village has transferred to the City of Sutherlin. Dana Foley is the city's program manager. Dana resolves day-to-day issues and works with residents one-on-one to help them achieve their employment and housing goals. His immediate focus has been getting to know the individual residents and their personal goals. In recent months, Hastings Village has helped two Veterans start disability claims, helped a third Veteran relocate for supportive services, and provided a small trailer to a woman who will be joining the workforce.

Management wants to engage the residents in helping maintain and improve the property. Leadership has given residents the opportunity to learn new skills. While teaching, leaders look for people in the group who show an aptitude for the skill. For example, residents were asked to help construct A-frames on site for 8x10 enclosures providing them with desirable carpentry skills. Once the frames are completed, residents can move tents inside the enclosures.

Outside of resident engagement, Management has been listening to neighbor complaints from all four sides of the property and addressing their concerns. He's also working with community members outside the immediate area to resolve concerns. Two resident administrators on the property have immediate access to Dana.

Future work includes moving some fencing by order of the city, creating a park area with picnic tables, and creating walking paths to get from the tents to the graveled park area. A day camp will be added for non-Sutherlin residents who are passing through to stay overnight. The day camp will be within the gated community but fenced off from the other residences.

The program is reserved for Sutherlin residents. Hastings Village currently has 34 residents (down from 36) and there is no waitlist for housing.

Some residents show strong commitment to improving their lives. Others have mental health challenges that Management cannot address personally. Dana asked for partners to help provide care and services, especially to those who won't or can't directly ask for help. Connecting Points volunteers noted that the

locked gate prevents them from meeting residents inside the community during their Friday visits; residents must come outside to meet the volunteers. Gate information was provided to remove the barrier between the people and the help they need.

Hastings Village is having issues with the mobile shower unit provided by the Dream Center. It needs to have the second stall installed. It also needs a better option for gray water disposal. Lastly, Management needs to find permanent funding sources for propane and fuel. The city has been reimbursing him for these costs. There is no cost for residents to use the shower, but shower use is restricted to village residents. Management would welcome a second mobile shower unit.

Umpqua Heart confirmed that property(equipment, etc) still located at Hastings Village can be donated to the village or to a similar program. The leadership of Umpqua Heart had to confirm with grant funders that the property could be donated before finalizing the donation.

- Immediate Needs Sub-Committee Update.

Basic Needs: Umpqua Heart was awarded a grant from UHA for basic needs items including propane and gas cards, buddy heaters, bus passes, tents, tarps, sleeping bags, and backpacks. Umpqua Heart needs partner agencies to help distribute supplies. The plan is to order supplies in small batches; they do not have the storage space available for larger orders. Partners will be asked to fill out some forms before receiving supplies and some recipient tracking will be required. Interested agencies can email Dane Zahner and Wayne Ellsworth at [umpquaheart@gmail.com](mailto:umpquaheart@gmail.com) for information.

Warming Center: UCAN opened the warming center. UCAN has tremendous response from volunteers willing to help with the warming center, including security personnel who are available and ready. They are happy to accept additional volunteer applications.

Point-in-Time Count: The count went well but a debrief hasn't been completed yet. UCAN plans to improve outreach for the next count. They had a lot of good partnership responses and had enough volunteers. Point-in-time results are reported by the state and won't have a full accounting until late spring or early summer. Volunteers also did campsite cleanups that day that could affect the number count.

The Point/Deer Creek Park: there is a concern about a lack of bathroom facilities at some homeless camp locations. Other locations have insufficient bathroom facilities. Residents must find restroom options offsite.

FEMA Blankets: In previous years, blankets were available throughout the cold months. This year, blankets came late and in one large allotment. He asked for the contact information of someone within the program chain of command who can answer questions and help plan for next year's allotment.

Connecting Points: The Connecting Points visitation schedule is below. They are looking for visitation sites in North County. It should be a comfortable and welcoming location with access to electricity and water for the shower trailer. Connecting Points is also looking for a site near The Point. They understand that homeless individuals do not have transportation and can't always get to a visitation location. Conversely, it can be a struggle to reconnect with people if camps are moved after a visitation site is established. This will always be a barrier until more permanent sites, like Hastings Village, are established elsewhere in the county.

Monday: Dream Center, 10 AM to 12 PM

Tuesday: Seventh Day Adventist Church, 10 AM to 12 PM

Wednesday: South River, 1 PM to 3 PM

Thursday: Gaddis Park, 12 PM to 2 PM, sometimes volunteers go up to The Point

Friday: Hastings Village, 10 AM to 12 PM

- Housing Sub-Committee Update.

A draft of the ADU program policies and budget was sent to all partner agencies. HTAG members were asked to review and provide feedback. The intention is for a partner agency to pick up the foundation materials, find a funding source, and launch a pilot program. The subcommittee intends to add information about SDC fees in each locality and information on how to request SDC fee waivers.

Cady at UHA provided information on funding opportunities:

<https://www.umpquahealth.com/hrsflex/>. Partners are welcome to contact Cady directly for information or to ask questions. Additionally, UCAN has limited funding available for eviction prevention and down payment assistance.

- Next HTAG meeting is March 28, 2024, Zoom link is Join Zoom Meeting

<https://zoom.us/j/97217254103?pwd=QkJmbnF0RDVxZnBLZm1pb1JqRzdhdz09>

Meeting ID: 972 1725 4103

Passcode: 459646

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