



November 30, 2021

Andrew Heben
SquareOne Villages
15 N. Polk St.
Eugene, OR 97402

RE: HB 2006 Emergency Shelter Approval – SquareOne Villages – 2243 Roosevelt Blvd.

Thank you for applying for approval of an Emergency Shelter as allowed by Oregon Laws 2021 Regular Session, Chapter 18, Sections 1-4, also known as House Bill 2006 (2021). You have applied for approval to site an Emergency Shelter on the property located at 2243 Roosevelt Boulevard (the subject property).

HB 2006 allows local governments and certain non-profit organizations to operate emergency shelters in available buildings and/or on open sites. Sections 3 and 4 of HB 2006 set out the requirements that must be met in order for the City to approve development of an emergency shelter on the subject property.

Your application addressed the items listed in Sections 3 and 4 of HB 2006 and provided sufficient information for approval. Findings addressing compliance with the requirements of the bill are attached to this letter. Your proposal is subject to conditions of approval, which are included within the attached findings. Please note that while the use of the site as an Emergency Shelter is being approved, additional permits to comply with other State and federal requirements related to development of the site may be necessary.

Approved by:

A handwritten signature in black ink that reads "Denny Braud".

Denny Braud, Executive Director
Planning & Development Department

12/02/2021

Date

**This approval is not a land use decision and is subject to review only under ORS 34.010 to 34.100.*

Enclosed:

- 1) Findings and Conditions of Approval

EMERGENCY SHELTER APPROVAL

Application Name:	SquareOne Villages – 2243 Roosevelt Blvd.
Applicant:	SquareOne Villages
Location:	2243 Roosevelt Boulevard
Map No. / Tax Lot:	17-04-26-14/05900
Application Summary:	Request to approve an emergency shelter that will provide shelter for up to 60 individuals. See Exhibit A for application details.

APPLICATION ANALYSIS

Oregon Laws 2021 Regular Session, chapter 18, sections 1-4 (also known as HB 2006) allow Emergency Shelters to be sited in a city, notwithstanding state and local land use regulations, if the proposed Emergency Shelter meets certain requirements included in the sections 3 and 4 of Oregon Laws 2021 Regular Session, chapter 18. The requirements for approval of an Emergency Shelter are provided below (in **bold** typeface) followed by analysis of application's compliance with the requirements.

EMERGENCY SHELTER

SECTION 2.

- (1) As used in this section, "emergency shelter" means a building or cluster of buildings that provides shelter on a temporary basis for individuals and families who lack permanent housing.**

The applicant requests approval for a 2,400 square foot building, utility infrastructure, shelters, and restroom facilities which will create a shelter space for up to 60 individuals. The site currently has approval from the City of Eugene to operate as a Safe Sleep site on a temporary basis. The applicant's request for approval of an Emergency Shelter is intended to extend the timeline that the site can operate, and to allow for the provision of structures that will comply with applicable building codes.

Based on the above findings and applicant's statement that they will seek building permits for permanent infrastructure, the proposed Emergency Shelters described in this application meets the definition of an Emergency Shelter under subsection (1) of section 2 of chapter 18 Oregon Laws 2021 Regular Session.

(2) A building or cluster of buildings used as an emergency shelter under an approval granted under section 3 of this 2021 Act or section 11, chapter 12, Oregon Laws 2020 (first special session):

(a) May resume its use as an emergency shelter after an interruption or abandonment of that use for two years or less, notwithstanding ORS 215.130 (7).

(b) May not be used for any purpose other than as an emergency shelter except upon application for a permit demonstrating that the construction of the building and its use could be approved under current land use laws and local land use regulations.

(3) An approval of an emergency shelter under section 3 of this 2021 Act or section 11, Chapter 12, Oregon Laws 2020 (first special session) is void unless the shelter is operating within two years following the approval.

Neither subsection 2(a), 2(b), or (3) provide requirements for the approval of an emergency shelter application. Rather, these sections provide requirements for an emergency shelter after the start of operation of an emergency shelter, and set a deadline for operations to begin. Therefore, by applying under House Bill 2006, the Emergency Shelter is subject to these regulations and evaluation of compliance with these regulations will occur after the start of operation.

As an informational item, the approval of this application will expire on 12/02/2023 unless the shelter is operating.

SECTION 3.

(1) A local government shall approve an application for the development or use of land for an emergency shelter, as defined in section 2 of this 2021 Act, on any property, notwithstanding ORS chapter 195, 197, 197A, 215 or 227 or any statewide plan, rule of the Land Conservation and Development Commission or local land use regulation, zoning ordinance, regional framework plan, function plan or comprehensive plan if the emergency shelter:

(a) Includes sleeping and restroom facilities for clients;

The application states that the proposed emergency shelter will include sleeping and restroom facilities for clients. Therefore, the application meets the criteria in subsection 1(a) of section 3 of chapter 18 Oregon Laws 2021 Regular Session.

(b) Will comply with applicable building codes;

The applicant states that the proposed emergency shelter will comply with all applicable building codes, and mentions several potential types of building. The above standards do not require a finalized development plan at this time. To ensure that emergency shelter will comply with all applicable building codes, approval of this application is subject to the following condition:

- The applicant shall obtain all required building permits for any Emergency Shelter on the subject property.

With the condition above, the applicant meets the criteria in subsection 1(b) of section 3 of chapter 18 Oregon Laws 2021 Regular Session.

(c) Is located inside an urban growth boundary or in an area zoned for rural residential use as defined in ORS 215.501;

The proposed emergency shelter meets the requirement of subsection 1(c), as the location of the subject property is within Eugene's Urban Growth Boundary.

(d) Will not result in the development of a new building that is sited within an area designated under a statewide planning goal relating to natural disasters and hazards, including flood plains or mapped environmental health hazards, unless the development complies with regulations directly related to the hazard;

The proposed application does not present a specific development plan, rather an allowance for future development is being sought. Based on the application materials and review of relevant documents, the property does not contain lands designated under a statewide planning goal relating to natural disasters and hazards, including floodplains or mapped environmental health hazards.

Based on these findings, the application meets subsection 1(d). Based on the above condition, the application meets subsection 3(1)(d) of Oregon Laws 2021 Regular Session, chapter 18.

**(e) Has adequate transportation access to commercial and medical services;
and**

The proposed location of the Emergency Shelter is located within the City of Eugene's transportation system and therefore has adequate access to the streets, sidewalks, and transit network. The subject property is located on Roosevelt Boulevard, a Minor Arterial. Commercial uses are located along Highway 99 (approximately ¼ mile to the west), which includes several convenience stores, restaurants, and other commercial services. The nearest grocery store is 1.7 miles to the southwest at the West 11th Fred Meyer (3333 W 11th Avenue). Medical services

can be found approximately 1.7 miles at the PeaceHealth Urgent Care – West 11th location (3321 W 11th Avenue) or throughout the City at other urgent care facilities and hospitals.

The applicant states that the proposed emergency shelter is located on a well-used bus line (Route 40) with a bus stop adjacent to the site. Additionally, the applicant notes that SquareOne will ensure clients will have access to a bus pass. Because the bus line provides connections to commercial and medical services throughout the Eugene-Springfield area and clients will have access to bus passes the site has adequate access to the commercial and medical services located throughout the City and the application meets subsection 1(e) of Oregon Laws 2021 Regular Session, chapter 18.

(f) Will not pose any unreasonable risk to public health or safety.

The proposed site is located within the Eugene city limits and is served by the City's Police Department and Eugene/Springfield Fire, as well as access to private emergency medical transportation services. The site is not a known brownfield location, nor does the site present any other known risks to public health and safety. The applicant notes that the site will operate similarly to Opportunity Village Eugene which has been operating since 2013. Additionally, the applicant notes that individuals will be employed to ensure that the site will be safe and sanitary site for clients, staff, and the surrounding community. Based on the findings above, the application will meet subsection 1(f) of Oregon Laws 2021 Regular Session, chapter 18.

(2) An emergency shelter allowed under this section must be operated by:

(a) A local government as defined in ORS 174.116;

(b) An organization with at least two years' experience operating an emergency shelter using best practices that is:

(A) A local housing authority as defined in ORS 456.375;

(B) A religious corporation as defined in ORS 65.001; or

(C) A public benefit corporation, as defined in ORS 65.001, whose charitable purpose includes the support of homeless individuals, that has been recognized as exempt from income tax under section 501(a) of the Internal Revenue Code on or before January 1, 2018; or

(c) A nonprofit corporation partnering with any other entity described in this subsection.

The applicant states that the emergency shelter will be operated by SquareOne Villages which is a 501(c)3 nonprofit organization that also meets the definition of a public benefit corporation as defined in ORS 65.001. The applicant also highlights the fact that SquareOne villages has eight years of experience operating a similar shelter facility (Opportunity Village Eugene) and has a charitable purpose that includes support of unhoused individuals.

To ensure that the facility will continue to be operated as required by the subsection above, the following condition is provided:

- Any Emergency Shelter located on the subject site must be operated by:
 - (a) A local government as defined in ORS 174.116;
 - (b) An organization with at least two years' experience operating an Emergency Shelter using best practices that is:
 - (A) A local housing authority as defined in ORS 456.375;
 - (B) A religious corporation as defined in ORS 65.001; or
 - (C) A public benefit corporation, as defined in ORS 65.001, whose charitable purpose includes the support of homeless individuals and that has been recognized as exempt from income tax under section 501(a) of the Internal Revenue Code on or before January 1, 2018; or
 - (c) A nonprofit corporation partnering with any other entity described in this condition.

Based on this information, there is sufficient evidence to demonstrate that the application complies with the standards in Oregon Laws 2021 Regular Session, chapter 18, section 3(2).

(3) An emergency shelter approved under this section:

(a) May provide on-site for its clients and at no cost to the clients:

- (A) Showering or bathing;**
- (B) Storage for personal property;**
- (C) Laundry facilities;**
- (D) Service of food prepared on-site or off-site;**
- (E) Recreation areas for children and pets;**
- (F) Case management services for housing, financial, vocational, educational or physical or behavioral health care services; or**
- (G) Any other services incidental to shelter.**

(b) May include youth shelters, winter or warming shelters, day shelters and family violence shelter homes as defined in ORS 409.290.

(4) An Emergency Shelter approved under this section may also provide additional services not described in subsection (3) of this section to individuals who are transitioning from unsheltered homeless status. An organization providing services under this subsection may charge a fee of no more than \$300 per month per client and only to clients who are financially able to pay the fee and who request the services.

An applicant may, but is not required to, provide any or all of the services listed in Oregon Laws 2021 Regular Session, chapter 18, section 3(3) and (4). The applicant indicates that they will provide showering and bathing facilities, personal property storage, laundry, and case management and housing navigation services, and other services incidental to the shelter at no

cost to the clients. This emergency shelter approval does not limit the applicant's ability to provide or decline to provide any of the services listed in subsections (3) and (4).

Conditions of Approval:

Based on the findings above, the following conditions are warranted to ensure compliance with the requirements of Oregon Laws 2021 Regular Session, chapter 18, sections 3 and 4:

1. The applicant shall obtain all required building permits for any Emergency Shelter on the subject property.
2. Any Emergency Shelter located on the subject site must be operated by:
 - (a) A local government as defined in ORS 174.116;
 - (b) An organization with at least two years' experience operating an Emergency Shelter using best practices that is:
 - (A) A local housing authority as defined in ORS 456.375;
 - (B) A religious corporation as defined in ORS 65.001; or
 - (C) A public benefit corporation, as defined in ORS 65.001, whose charitable purpose includes the support of homeless individuals and that has been recognized as exempt from income tax under section 501(a) of the Internal Revenue Code on or before January 1, 2018; or
 - (c) A nonprofit corporation partnering with any other entity described in this condition.

Expiration:

The approval of this application will expire on 12/02/2023 unless the shelter is operating.

Exhibits:

A. Application Materials



SquareOne Villages

2243 Roosevelt Blvd. | **HB2006 Emergency Shelter**

THE EMERGENCY SHELTER:

SquareOne Villages owns 3.3 acres of property at 2243 Roosevelt Blvd in Eugene, with map and tax lot number 17042614-05900, and is requesting this site be utilized as an Emergency Shelter as allowable under HB 2006.

The site currently hosts six Pallet Shelters permitted under the City's "Microsite" program (<https://www.eugene-or.gov/4491/Microsites>). SquareOne is currently working with the City Managers office to expand this site to accommodate up to 40 Pallet Shelters and Conestoga Huts under the new "Safe Sleeping Site" program (<https://www.eugene-or.gov/4701/Creating-More-Safe-Places-to-Sleep>), serving a maximum of 60 individuals. These temporary shelters will be supported by restroom with showers, an office trailer, and a food storage and preparation area, all of which will be temporary and/or mobile.

SquareOne also plans to acquire building permits to install basic water, sanitary, and electric infrastructure and construct a 2,400 sq. ft. steel building to support the Safe Sleeping Site. This building will initially be utilized by volunteers to construct wood-framed tiny homes in order to incrementally replace the Pallet Shelters and Conestoga Huts with higher quality shelters. And in the long-term it will be modified to include common facilities to support the site.

In summary, this Emergency Shelter Facility will include sleeping and restroom facilities, will comply with applicable building codes, is located in the City's urban growth boundary, is not within a hazard area, has adequate transportation access to medical and commercial services, and will not pose any unreasonable risk to public health or safety. The facility will be operated by SquareOne Villages, a public benefit corporation. The information below demonstrate its compliance with the requirements of HB 2006.

SLEEPING AND RESTROOM FACILITIES

The Emergency Shelter Facility will include sleeping and restroom facilities. Initially this will include Pallet Shelters and Conestoga Huts supported by temporary and/or mobile common facilities. More permanent shelter and restroom facilities will be developed in the long-term.

COMPLIANCE WITH APPLICABLE BUILDING CODES

The Facility will comply with all applicable building codes. It's our understanding that up to 40 temporary shelters can be placed on the site with City Council approval under the Safe Sleeping Site program, and does not require a building permit. We will seek permits for the utility infrastructure and the 2,400 sq. ft. building described above.

URBAN GROWTH BOUNDARY

The Facility is located within the City of Eugene Urban Growth Boundary. See attached Tax Map for specific location information.

STATEWIDE LAND USE COMPLIANCE

The Facility will not result in new buildings that are sited within an area designated under a statewide land use planning goal relating to natural disasters and hazards unless the development complies with regulations directly related to the hazard.

TRANSPORTATION ACCESS TO MEDICAL AND COMMERCIAL SERVICES

The Facility has adequate transportation access to medical and commercial services. The Facility is located on a well-used bus line (Route 40) with a bus stop adjacent to the site, which allows quick and easy access to major transit hubs throughout the metro area. Through a partnership with LTD, SquareOne will ensure all clients have access to a bus pass.

NO UNREASONABLE RISK TO PUBLIC HEALTH OR SAFETY

The Facility will not pose any unreasonable risk to public health or safety. The Facility will be operated similar to Opportunity Village Eugene, a transitional micro-housing community that has been operated by SquareOne Villages at 111 N. Garfield St. since

2013. There will be Community Agreements that will establish rules for ensuring a safe and sanitary site for clients, staff, and the surrounding community. Village coordinators will be employed to ensure that rules are upheld and a safe and sanitary site is maintained.

EMERGENCY SHELTER OPERATIONS

The facility will be operated by a SquareOne Villages, a 501(c)3 nonprofit organization that meets the definition of a public benefit corporation as defined in ORS 65, and has a charitable purpose that includes supporting unhoused individuals. SquareOne also has eight years of experience operating a similar shelter facility (Opportunity Village Eugene) at 111 N. Garfield Street. Documentation has been attached to support this.

In addition to shelter, the property will provide, showering and bathing facilities, personal property storage, laundry, and case management and housing navigation services, and other services incidental to shelter at no cost to the clients.

PUBLIC ENGAGEMENT PLANS

While HB2006 does not require public engagement for siting and Emergency Shelter, SquareOne and the City of Eugene intend to work with Trainsong neighbors and local businesses to create a responsive and respectful relationship with the surrounding community.

CONTACT

For questions or inquiries regarding this application please contact Andrew Heben, SquareOne Villages Project Director at andrew@squareonevillages.org.

