

From: [Terry McDonald](#)
To: [HANSEN Alissa H](#)
Subject: Emergency Shelter Super Siting Applications ** St. Vincent de Paul Society of Lane County
Date: Monday, September 28, 2020 11:57:00 AM
Attachments: [image003.png](#)
[Exhibit A 450 Hwy 99N Site Plan.pdf](#)
[Exhibit A 4060 W Amazon.pdf](#)
[Exhibit A 717 Hwy 99N Site Plan.pdf](#)
[450 Hwy 99N Super Siting Application 9.28.20.pdf](#)
[717 Hwy 99N Super Siting Application 9.28.20.pdf](#)
[4060 W Amazon Super Siting Application 9.28.20.pdf](#)

[EXTERNAL]

Good afternoon,

The St. Vincent de Paul Society of Lane County (SVdP) is submitting Emergency Shelter Super Siting Applications, as allowed under Sections 9-12 of HB-4212, for three emergency shelter sites owned and operated by St. Vincent de Paul Society of Lane County (SVdP). Please find applications and site plans for the following programs attached above:

- The Lindholm at 450 & 456 Hwy 99N in Eugene: A day-use facility serving unhoused single adults
- The Dawn to Dawn Emergency Shelter at 717 HWY 99N: An emergency shelter serving unhoused single adults
- The Night Shelter Annex at 4060 W. Amazon in Eugene: An emergency family shelter serving families experiencing homelessness

These Applications seek permanent approval for the use of the site and facility as an 24-HR emergency shelter providing both housing and services per the terms of HB 4212.

Thank you,

Terry McDonald
Executive Director
2890 Chad Drive, Eugene OR 97408
O: 541.687.5820





St. Vincent de Paul Society of Lane County, Inc.

Office (541) 687-5820 • Fax (541) 683-9423
Stores Donation (541) 345-0595
Social Services (541) 689-6747

2890 Chad Drive Eugene, OR 97408
PO Box 24608 Eugene, OR 97402
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Visit us at www.svdp.us

Alissa Hansen
Planning Director
City of Eugene

September 28, 2020

RE: Super Siting application for The Dawn to Dawn Emergency Shelter at 717 HWY 99N

Dear Ms. Hansen:

This letter is intended to serve as the Emergency Shelter Site Application, as allowed under Sections 9-12 of HB-4212, for *Dawn to Dawn*, an emergency shelter owned and operated by St. Vincent de Paul Society of Lane County (SVdP). The site located at 717 Hwy 99N is currently functioning as a day and night emergency shelter for single adults experiencing homelessness under the Dusk to Dawn Program per Administrative Order No. 53-17-03-F of the City Manager. This Application seeks permanent approval for the use of the site and facility as a 24-HR emergency shelter and seeks approval for additional shelter options and services for individuals who are transitioning from unsheltered homeless status per the terms of HB 4212.

Project Introduction

The Dusk to Dawn program was implemented in 2017, as a night shelter program in response to a deep community need for emergency shelter services for unhoused individuals. The program targets the root causes of homelessness by seeking to provide the most basic needs of unhoused community members while working to identify and address issues contributing to their unhoused status. The program provides a safe place to sleep and eat overnight, as well as the opportunity to access case management services. Dusk to Dawn is designed to be an entry point and temporary solution that provides a range of accommodations and services that are tailored to best meet the individual needs and capacity of each client. The primary goal of the program is stabilization, so that clients can begin the process toward self sufficiency and move into community based transitional and permanent housing. At its peak capacity, Dusk to Dawn serves up to 275 people. In response to COVID-19, Dusk to Dawn pivoted to 24/7 service to allow clients to shelter in place, shifting its moniker to Dawn to Dawn, and has reduced the capacity of the facility in order to institute physical distancing health precautions. The program has the capacity to serve 125 individuals under COVID-19 measures.

Currently, sleeping accommodations consist of heavy duty, heated tents with sleeping cots. Meals are provided by the nearby Eugene Service Station, also owned by SVdP. Intake, services and community space are provided in two modular buildings on the site. Through a new partnership with Willamette Family Treatment (WFT) another local nonprofit that offers medical care and recovery services to adults and families, SVdP will be able to offer on-site healthcare to Dawn to Dawn clients. "The Hub" will offer access to basic medical care as well as substance abuse treatment and mental health counseling. In

addition to basic healthcare, The HUB will offer assistance enrolling in Oregon Health Plan (OHP), accessing a primary care doctor, and transportation assistance for clients in need of off-site healthcare.

SVdP's vision for the site and program development includes gradually improving the physical facilities and service delivery model through the addition of safer, more permanent structures on the site, transitioning from heavy duty tents to more durable and energy efficient buildings for shelter and services. Planned improvements include:

- ✓ Upgrading emergency shelter facilities from tents to modular or manufactured housing units that will provide a variety of sleeping accommodations
- ✓ The addition of shower and laundry facilities
- ✓ Construction of a CMU wall along the railroad track to increase site security
- ✓ Construction of an intake building with community gathering space for clients and staff

Better sleeping facilities and enhanced services will result in improved long-term outcomes and increased numbers of individuals served. This will be achieved by more rapidly transitioning unhoused individuals from emergency shelter into community based transitional and supportive housing.

HB 4212 Approval Criteria

For clarity we are organizing our Application per the specific criteria in Section 11 of HB 4212 The project meets the criteria as follows:

- (1) A local government shall approve an application for the development or use of land for an emergency shelter on any property, if the emergency shelter:
 - a. Includes sleeping and restroom facilities for clients;

The *Dawn to Dawn* program currently provides sleeping and restroom facilities for 125 clients during COVID-19 era physical distancing safety precautions. Post-pandemic, the shelter will return to its previous capacity with up to 275 clients. Current sleeping facilities include cots and bedding that are placed in large, heated military-style tents. Portable toilets and handwashing stations are provided.

- b. Will comply with applicable building codes;
The current sleeping tents and program facilities have been installed on the site in coordination with Eugene's Public Works Staff, Building Official and Fire Marshal. Improvements including electrical upgrades and the installation of two modular structures for program services were reviewed, permitted and installed per current building code requirements. Future buildings and site improvements will also comply with applicable building codes.
- c. Is located inside an urban growth boundary or in an area zoned for rural residential use as defined by ORS 215.501
The facility site is located at 717 Hwy 99 N, Eugene, OR, and 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 statewide land use planning goal relating to natural disasters and

hazards, including floodplains or mapped environmental hazards, unless the development complies with regulations directly related to the hazard;

Per the Oregon Department of Geology and Mineral Industries' online GIS maps:

- **The site is located outside of the 100-year Flood Zone.**
- **The site does not contain areas of landslide potential.**

e. Has adequate transportation access to commercial and medical services;

The site is served by Lane Transit District (LTD) Bus Route 41 on an hourly basis between approximately 8:40 am and 10:30 pm between the Eugene Downtown Station and the Barger Avenue stop. The outbound bus stop is .4 miles from the facility. A commercial area runs along Hwy 99 N, with a Dollar General directly in front of the facility. Major grocery stores and health care services can be accessed in less than 20 minutes by bus via Route 41.

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

The Dusk to Dawn program will not pose unreasonable risk to public health or safety. As part of their participation in the program, individuals agree to follow rules and regulations designed to create a safe and healthy community, respectful of each other and the broader neighborhood. Clients must follow rules and regulations in order to participate in the program. Dusk to Dawn staff work to maintain a clean and well-maintained site. The site is currently physically secured with metal fencing that runs along the exterior of the entire facility. Clients enter an intake room at the front of the facility to ensure only registered clients are able to access the facility. SVdP intends to construct a CMU wall along the train tracks adjacent to the property, which will further secure the site and eliminate conflicts with nearby property owners. St. Vincent de Paul has a long history of high quality facility maintenance standards and protocol for their affordable housing and shelter communities as well as neighborhood engagement, addressing any neighborhood issues early to avoid negative impacts on the community.

(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 :
 - i. A local housing authority as defined in ORS 456.375;
 - ii. A religious corporation as defined in ORS 65.001;or
 - iii. A public benefit corporation, as defined in ORS 65.00, whose charitable purpose includes the support of homeless individuals and that has been recognized as an exempt from income tax under section 501(a) under the Internal Revenue Code on or before January 1, 2017; or

- iv. A nonprofit corporation partnering with any other entity described in this subsection.

St. Vincent de Paul Society of Lane County is a public benefit corporation as defined in ORS 65.00. It is Lane County's largest nonprofit human services organization. Founded in 1953 and incorporated in 1955, the Agency helps more than 84,000 individuals and families each year with emergency and homeless services, and affordable housing. St. Vincent de Paul is committed to providing comprehensive programs to alleviate poverty and help all individuals find a path out of poverty and into self-sufficiency. Attached as Exhibit B is proof of their charitable status from the IRS.

- (3) An emergency shelter approved under this under this section:
 - a. May provide on-site for its clients and at no cost to the clients:
 - i. Showering or bathing;
 - ii. storage for personal property;
 - iii. Laundry facilities;
 - iv. Service of food prepared on-site or off-site;
 - v. Recreation areas for children and pets;
 - vi. Case management services for housing, financial, vocational, educational or physical or behavioral health care services; or
 - vii. Any other services incidental to shelter.

***Dawn to Dawn* currently provides storage for personal property, a recreation area for pets and case management services at no cost to the clients. Future improvements include adding laundry and shower facilities, as well as constructing a permanent intake facility that also functions as community space for clients and staff.**

Additionally, other services incidental to the shelter include provision of medical services onsite. SVdP has partnered with WFT to establish a medical program called *The Hub*, housed in two modular units equipped for basic health care check-ups and services along with and behavioral health services. Services will be open to anyone enrolled in SVdP's system through the Eugene Service Station.

- b. May include youth shelters, veterans' 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 the 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.

In addition to the free emergency shelter and services currently provided at *Dusk to Dawn*, SVDP may, in the future, charge fees of up to \$300 for enhanced sleeping accommodations and services as individuals are transitioning from homelessness to permanent community housing options and independence.

Attached please find a site plan (Exhibit A) which illustrates the existing conditions of the site as well as the neighborhood context.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry McDonald". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Terry McDonald, Executive Director



Exhibit A: Site Plan

Exhibit A: Site Plan
717 Hwy 99N
Map: 17-04-26-21
Tax lots: 600, 801 & 900

Exhibit B: Documentation of Public Benefit Corporation Status

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **NOV 06 2006**

ST VINCENT DE PAUL SOCIETY OF LANE
COUNTY INC
C/O WALLACE A GLAUSI
ATER WYNNE LLP
222 SW COLUMBIA STE 1800
PORTLAND, OR 97201-0000

Employer Identification Number:
93-0454786
DLN:
17053243024005
Contact Person:
KIM NGUYEN ID# 31525
Contact Telephone Number:
(877) 829-5500

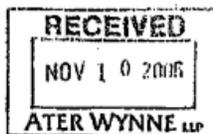
Accounting Period Ending:
September 30
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
October 2, 2005
Contribution Deductibility:
Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.



Letter 947 (DO/CG)

ST VINCENT DE PAUL SOCIETY OF LANE

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Information for Organizations Exempt Under Section 501(c) (3)

Addendum