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
Email askme@svdp.us
Visit us at www.svdp.us

Alissa Hansen
Planning Director
City of Eugene

September 28, 2020

RE: Emergency Shelter Super Siting application for The Lindholm at 450 & 456 Hwy 99N in Eugene

Dear Ms. Hansen:

This letter is intended to serve as the Emergency Shelter Super Siting Application, as allowed under Sections 9-12 of HB-4212, for *The Lindholm,* a day-use facility serving unhoused single adults, owned and operated by St. Vincent de Paul Society of Lane County (SVdP). The property functions as a day use shelter and social service center for unhoused adults in Lane County. This Application seeks 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.

Project Introduction

The Lindholm site was purchased in 1998 by SVdP to create a day-use emergency shelter for homeless individuals- a place to take a shower, get mail and a warm meal. Over the years multiple service programs, including The Eugene Service Station (ESS), the Atkinson Food Room and The Lindholm Community Service Center (Lindholm CSC) have matured into one of Eugene's primary navigation centers, a crucial entry point for unhoused single adults to access services offered by SVdP and other local agencies. Services through the day shelter, include everything from basic needs such as meals, showers, pet facilities, laundry, clothing vouchers, and hygiene supplies, to employment training services and information services and housing referrals. In addition, the Lindholm CSC works to prevent homelessness, providing rent and utility assistance medical prescriptions, propane for heating, clothing and furniture vouchers, fuel, bus fare, appliances, funds for funerals, assistance with obtaining current ID and birth certificates.

SVdP seeks to expand the beyond only day shelter services to include sleeping accommodations for homeless individuals. SVdP's vision is to revamp the site entirely with the construction of a new 24-HR facility that incorporates the services currently offered as well as emergency housing. The site would be scraped to allow for the construction of a new, multistory building with a new navigation center on the ground floor with emergency housing above. Sleeping accommodations would include a variety of options from open, shared sleeping spaces to small private efficiency apartments, allowing clients move to toward increasing stability and self-sufficiency on the same site. The concept is to provide a setting that provides the support and management that will allow individuals to gain access to the next step in permanent housing, facilitating a move beyond temporary support measures to permanent solutions to homelessness in our community. This new emergency shelter will serve up to 100 clients.

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 new Lindholm facility will provide emergency shelter beds and restroom facilities for all clients.

b. Will comply with applicable building codes;

The new facility will comply will all 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 site is located at 450 and 456 Hwy 99N 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 facility is located on Hwy 99N, a major thoroughfare. The Lindholm building has two Lane County Transit District bus stops within 50 ft. of the building. Major grocery stores are accessible via bus. In addition, a new program will ensure access to medical services: SVdP and WFT are launching The Hub, a site for unhoused individuals to access basic medical help as well as substance use and mental health services. Referrals to healthcare services at The Hub will be available to clients of SVdP's Eugene Service Station and Dawn to Dawn emergency shelter facility. In addition to basic healthcare, The HUB will offer mental health counselling, drug and alcohol treatment, help enrolling in Oregon Health Plan (OHP), wound care, support to facilitate access to a primary care doctor, and transportation assistance for clients in need of off-site healthcare.

f. Will not pose any unreasonable risk to public health or safety.
The Lindholm facility will not pose any unreasonable risk to public health or safety. The individuals served at this facility will receive extensive wrap-around case

management services to identify and address any issues that may have contributed to their unhoused status. Adherence to strict rules that ensure safety of clients, staff and the surrounding neighborhood is required to access the facility and participate in the program. Staff work diligently to maintain a clean site. 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.

(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.

The Lindholm facility currently provides showering and bathing, personal storage, laundry facilities, onsite food preparation and distribution services, recreation areas for pets and case management services for housing, financial, vocational and other services. The new Lindholm Center will continue and expand the services offered.

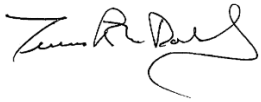
b. May include youth shelters, veterans' shelters, winter or warming shelters, day shelters and family violence shelter homes as defined in ORS 409.290
The Lindholm facility includes ESS, a day shelter facility for unhoused single adults. The site provides various services to meet basic needs and move individuals into stable housing.

(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 an who request the services.

In addition to the free emergency shelter and services currently provided at *The Night Shelter Annex*, SVDP may, in the future, charge fees of up to $300 for apartment style housing and services as families are transitioning from homelessness to permanent community housing options and independence.

Attached please find a site plan which illustrates the existing conditions of the site as well as a vision for future improvements.

Sincerely,



Terry McDonald, Executive Director

Exhibit A: Site Plan
450 Hwy 99N
Map:17-04-26-21
Tax lots: 3800 & 3901

Exhibit B: Documentation of Public Benefit Corporation Status

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

DEPARTMENT OF THE TREASURY

Date: NOV 0 6 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.

RECEIVED
NOV 1 0 2006
ATER WYNNE LLP

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