



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 40 Pallet Shelters under the new "Safe Sleeping Site" program (<https://www.eugene-or.gov/4701/Creating-More-Safe-Places-to-Sleep>). These temporary shelters will be supported by a hygiene trailer (restrooms, showers, and laundry), an office trailer, and food storage. In the short-term we envision all of the facilities to be temporary and/or mobile. The only permanent infrastructure we intend to install at this time includes electric, water and sewer lines to support the site. In the long-term, we see this evolving into a permanent shelter site where the pallet shelters will be replaced with wood-framed tiny homes or other buildings, at which point we will seek appropriate building permits for the development.

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 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. These may include Pallet Shelters, conestoga huts, or other temporary wood framed shelters. We plan to purchase a prefabricated trailer that includes 3 restrooms with showers and

laundry facilities. More permanent shelter and restroom facilities may 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. We will seek the appropriate building permits for any permanent infrastructure or facilities that may be added to the site at a later date.

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 by SquareOne Villages 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.



Department of the Treasury
Internal Revenue Service

P.O. Box 2508, Room 4010
Cincinnati OH 45201

In reply refer to: 4077556534
Mar. 11, 2016 LTR 4168C 0
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BODC: TE

SQUAREONE VILLAGES
% DAN BRYANT
458 BLAIR BLVD
EUGENE OR 97402-4511



041838

Employer ID Number: 46-0801991
Form 990 required: Yes

Dear Taxpayer:

This is in response to your request dated Feb. 25, 2016, regarding your tax-exempt status.

We issued you a determination letter in August 2013, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

Our records also indicate you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(vi).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If a return is required, you must file Form 990, 990-EZ, 990-N, or 990-PF by the 15th day of the fifth month after the end of your annual accounting period. IRC Section 6033(j) provides that, if you don't file a required annual information return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

For tax forms, instructions, and publications, visit www.irs.gov or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

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SQUAREONE VILLAGES
% DAN BRYANT
458 BLAIR BLVD
EUGENE OR 97402-4511

Sincerely yours,



Jeffrey I. Cooper
Director, EO Rulings & Agreement

BYLAWS OF SQUAREONE VILLAGES

ARTICLE I. PURPOSE

Section 1. Purpose The purposes of SquareOne Villages are exclusively those allowed for organizations defined under §501(c)(3) of the Internal Revenue Code. Within these limits, the purposes of SquareOne Villages include the following:

To facilitate and provide low cost and alternative housing for people without houses in the Eugene area, with the creation of Opportunity Village a priority.

To advocate for laws that permit safe and legal places to sleep.

To create and foster micro-businesses that will promote and assist village residents and other homeless people to learn job skills and become financially independent.

To address other issues relating to homelessness as identified by the Board.

ARTICLE II. NONVOTING MEMBERS

Section 1. Nonvoting Members. SquareOne Villages will not have voting members who have the authority to vote in the election of the Board of Directors, but may have nonvoting members.

Section 2. Rights and Obligations of Nonvoting Members. The Board of Directors may by resolution establish categories of nonvoting membership and determine the dues, obligations, and privileges of members in those categories. The nonvoting members will have no power to vote on the election of directors or members, or to participate in a binding vote on any corporate matters.

ARTICLE III. BOARD OF DIRECTORS

Section 1. Duties of the Board. The Board of Directors must establish the corporation's policies and review and change them as necessary, oversee its programs, appoint or employ and supervise its staff director, authorize its expenditures, oversee its financial affairs, and ensure the proper management and use of its assets and property. The Board must also ensure that the corporation properly employs the necessary corporate formalities to make its decisions, that it prepares and submits all required state and federal reports, and that it operates in compliance with relevant state and federal laws.

Board members must diligently prepare for, attend, and participate in the meetings of the Board of Directors and any Board committees as needed, in order to carry out these tasks. The Board must meet at least four times per year, and shall strive to do this by

**AMENDMENT NO. 5 TO
City of Eugene Contract No.2013-00406
OPPORTUNITY VILLAGE OPERATIONAL AGREEMENT**

BETWEEN: The City of Eugene,
an Oregon Municipal Corporation (City)

AND: Opportunity Village Inc., a nonprofit organization
registered with the State of Oregon (Contractor)

CONTRACT NO.: 2013-00406

RECITALS

The original Operational Agreement dated July 31,2013, Amendment No.1 dated August 20, 2013, Amendment No.2 dated November 3, 2014, and this Amendment No. 3, make up the Operational Agreement between the parties.

AGREEMENT

Section 2 Term. The term of the Operational Agreement shall be extended for an additional 3 years, beginning on June 2, 2020, and continuing through June 1 , 2023, unless extended or terminated earlier as provided in the original Operational Agreement.

Contractor to pay City one dollar (\$1.00) as directed in PWM-002564 included.

All other terms and conditions of this contract remain in full force and effect.

SM MR
SM MR

CITY OF EUGENE

By: S Medary
Sarah Medary
City Manager (Pro Tem)

Date: 05/14/2020

CONTRACTOR

By: Dan Bryant
Dan Bryant (May 13, 2020)
Dan Bryant
Opportunity Village Inc.

Date: 05/13/2020