

CPO 1 October meeting

Questions for Transitional Housing team

Safety and Security:

What specific security measures (e.g., 24/7 staffing, surveillance, or access controls) will be in place at Cornell Road Recovery to ensure the safety of both residents and the surrounding neighborhoods?

How will the Housing Authority and Central City Concern address potential issues like loitering or unauthorized visitors to prevent disruptions in the community?

Will there be additional patrols in the Oak Hills, Bronson, and other nearby neighborhoods to ensure safety?

Program Oversight and Sobriety Enforcement:

How will the residents be selected for the program? Will they all be from Washington County?

Will the residents be allowed to come and go at any time, or will there be curfews? How will that be enforced?

Will residents be allowed to have visitors? If so, will they be searched to prevent bringing drugs or alcohol into the facility?

How will sobriety requirements be monitored and enforced for the 80–90 participants, and what happens if a resident relapses?

What organization(s) are you looking at to manage the facility?

Can you provide details on Central City Concern's track record in managing similar recovery-focused transitional housing programs?

When a resident fails to comply with rules and is no longer eligible to continue with the program, what happens to them? Will they return to homelessness? Will they be removed from the Cornell Road location?

Community Impact:

What steps are being taken to minimize impacts on local traffic, parking, and local business aesthetics during and after the hotel's renovation? Who will be responsible for keeping the exterior and surrounding areas cleaned up?

Has there been an assessment of how the project might affect property values, and if so, what were the findings?

If Oak Hills residents see people trespassing in their greenspace or near facilities, what will be the appropriate way to report them, and to whom? I'm guessing the sheriff's department is stretched too thin to be able to respond to non-emergency concerns - so will the facility management company have the ability to rein in residents who trespass on Oak Hills property?

Will you be coordinating with THPRD? Skyview Park is within close walking distance of the facility.

Will you be coordinating with BSD? There are three BSD schools, Terra Linda, Oak Hills and Sunset within walking distance. Cornell Road is the Safe Routes to School recommended route for Sunset High School for students living in the neighborhoods between Bethany Blvd. and Oak Hills.

Community Engagement:

Why were the first two community meetings only held with a limited group of neighbors?

Why wasn't WCSO involved in those early meetings? Are you working with them now?

How will the Good Neighbor Agreement be developed, and what opportunities will neighbors have to provide ongoing input after the project opens in mid-to-late 2026?

Will there be an easy way for community members to report concerns once the facility is running?

Why is the October 14 meeting structured to not allow live questions, and how will the Housing Authority ensure transparency and responsiveness to community concerns?

How will the project address potential community concerns about the stigma of housing individuals in recovery or transitioning from homelessness?

Support Services:

What supportive services (e.g., case management, employment assistance, mental health support) will be provided on-site, and how will they help residents transition to permanent housing within the 24-month timeframe?

How will the project coordinate with local emergency services or healthcare providers to avoid overburdening community resources?

Will residents be expected to help pay for their housing and meals? Will meals be provided or will residents be shopping and cooking in their rooms?

Project Timeline and Renovation:

What specific renovations are planned for the former hotel, and how will construction-related disruptions (e.g., noise, traffic) be managed to minimize impact on neighbors?

Can you confirm the expected opening date for Cornell Road Recovery and provide an update on the current stage of planning?

Long-Term Outcomes:

What metrics will the Housing Authority use to evaluate the success of the Cornell Road Recovery program in helping residents achieve stable, long-term housing?

Other questions:

Why has Washington County decided to maintain ownership of this property? How much yearly revenue does the County expect, and from what sources? If revenue shortfalls occur, will taxpayers be held accountable to make up the revenue shortfall?

Questions from David White, CPO 7 member

1. DHS was asked, at the May 1 meeting, why there was no notice to neighbors of the \$29 Million purchase, no outreach to HOA and other neighbors on the propriety of the site, (apparently) no study or report on issues associated with a facility of this nature in a residential setting, no hearing on potential land use barriers and no opportunity for a public hearing on the expenditure and siting at the County Board. DHS said “because we don’t have to”. They did not cite their authority for that position. I have now researched and found in the DHS summary of the meeting, a reference to ORS197.782-783. That summary states that “This state law requires Washington County...to approve development applications that meet the criteria listed in the law, regardless of any other land use requirements that would otherwise apply. Emergency shelter, including transitional housing, development applications do not require the mailed notice, public comment, or appeal periods that are required under a typical land use application process for neighbors, businesses, or other entities in the neighborhood”.

- The above quote from the DHS summary of the May 1 meeting references “Emergency shelter, including transitional housing...”. This facility, by the DHS’s own description in materials, is **recovery** transitional housing. That is per the county, residents have a “requirement of sobriety”. This facility is not just to help people as a steppingstone to long term housing. It is an ongoing care facility for people with drug and alcohol abuse history. This is NOT a transitional housing facility. Does the removal of land use barriers

contemplated in ORS 197.782-783 apply to this unique “**recovery** transitional housing” type of facility?

- Just because the statute provides that land use laws such as notice and hearing don’t apply and the county is required to approve certain development applications, it seems that some of these actions would be allowable if the county did so voluntarily. That is, it is clear that the county can’t deny the application but nothing appears to prohibit the county from providing notices and taking input from concerned neighbors. Why didn’t the county proactively reach out to neighbors in a good faith effort to explain the project, address rumors and speculation and gather support?

2. DHS was asked, at the May 1 meeting, if there would be criminal background checks on applicants for acceptance to the facility. DHS’s answer was brief and succinct: “No, we are not allowed to”. That was very surprising and disturbing for me and I think other attendees. DHS did not explain further why they were not allowed to perform these checks as a public safety measure, and they moved on.

- Is it true that DHS, the Washington County District Attorney or Sheriff’s office are not allowed to perform background check on potential residents to this facility? If that is true, please share the legal authority for this position.

3. An attendee, noting the lack of criminal background checks, asked what happens if a resident is evicted from the facility for failing to remain sober (or other violation of facility rules). Are they transported back to the community they came from? Are they just released from the facility and put out on the street? And what if the person is a convicted sex offender? Is it good policy to allow a resident to be accepted into this facility without any knowledge of their criminal history? These question were not addressed.

- Please address the questions raised at the May 1 meeting and referenced above.

4. DHS responded to a number of the questions raised in the May 1 meeting by saying that the issue will be addressed in the Good Neighbor Agreement (GNA). We were told that the opportunity to provide input into the terms and conditions of the GNA would be in 6-8 months (I assume from May 1).

- What is the status of DHS work on developing the GNA?
- What is the purpose or benefit of waiting 6-8 months to start getting input for neighbors and considering their concerns?
- I have heard from various sources that GNAs are not enforceable. That is, they are merely a statement of intent or commitment but there is no mechanism for holding the county, its facility operator or an individual accountable and subject to a penalty. Is this true? If not, please have Washington County Counsel advise DHS and have DHS share with us how this GNA will be made enforceable.

5. On May 17, I emailed the CPO7 leadership about this Cornell Road Recovery Transitional Housing Project, gave them some background on the facility and asked if they had heard about it. The county’s online materials state that CPOs “focus on topics that affect how and where people live, such as housing...safety, public health, emergency planning...and more.” This issue is about all of that! I imagined that my local CPO would be one the first entities that DHS would engage. I also asked CPO7 to invite DHS to the June meeting to provide background and an update.

One June 5 I heard back from the CPO7 chair and I was thanked for updating the CPO about the project because they had received no notice about the DHS meeting with HOA or the project...that is, they didn't know about it.

I was told that CPO7 invited DHS to the June 9 meeting and they were told by CPO administrative staff that they "declined". DHS said they would have more information in the fall and meanwhile they encouraged people to check out the county's website.

I was stunned, quite unhappy and very disappointed when I heard that the "Housing Services Team" said that they DECLINED the invitation to attend the June CPO meeting. As noted, they said, "We'll talk with you in the fall". What the county apparently didn't understand (or care) is that we in the CPO7 community weren't just asking for a presentation and information; we were also asking for a dialogue and opportunity to comment and ask questions. They did not understand or care that the website likely provided us with what they wanted us to know...but maybe NOT what we WANTED to know!

- Considering the description of the CPO system on the County's website, how does DHS and the county administration view the role of the CPO on important safety and housing matters such as this project? Does DHS understand the importance of engagement, as needed by the community, and not just on DHS's terms and timeline?

6. I was informed in late July that an individual had a conversation with a senior official from the Washington County Sheriff's Office (WCSO) about this facility. I was informed that the official said that "they are as much in the dark about the facility as others and they are not happy about it". I understand that the WCSO would say that they are now informed.

- This Recovery Transitional Housing Facility is replete with public safety issues for local residents, including children, that don't need to be listed here. Assuming that the comment from the senior WCSO official is accurate, why would DHS wait at least 3 months to inform that public safety office of the planned facility, to possibly start forming a task force or committee, to begin identifying potential issues that need assessed and to start discussions and planning? Is this to avoid public concern and scrutiny?