



CITY OF SILVERTON – HOMELESS/HOUSING TASK FORCE MEETING

Americans with Disabilities Act – *The City of Silverton intends to comply with the A.D.A. The meeting location is accessible to individuals needing special accommodations such as a sign language interpreter, headphones, or other special accommodations for the hearing impaired. To participate, please contact the City at 503-874-2204 at least 48 hours prior to the meeting.*

A copy of the full packet is available on the City's website at www.silverton.or.us/agendacenter. In accordance with Governor Brown's Executive Order 20-16 the meeting will be held electronically using the Zoom web conference platform. Please submit written comments to aspeier@silverton.or.us by 3:00 p.m. on Wednesday, May 27, 2020. Comments received will be shared with the Homeless/Housing Task Force before the meeting and included in the record. If you wish to participate through the Zoom web conference platform, contact Angela Speier at aspeier@silverton.or.us or by phone (503) 874-2216 no later than 3:00 p.m. on Wednesday, May 27, 2020 for information.

Wednesday, May 27, 2020 – 6:00 p.m.

AGENDA

- I. Call to Order, Pledge of Allegiance and Roll Call**
- II. Approval of Minutes** – Minutes from the meeting held on October 15, 2019
- III. Public Comment** – Items not on this Agenda
- IV. Task Force Updates**
 - 4.1 Sheltering Silverton
 - 4.2 Affordable Housing Task Force
 - 4.3 Other updates
- V. Open Discussion/Brainstorming**
 - 5.1 Conestoga Village
- VI. Next Steps**
- VII. Adjournment**

1 CITY OF SILVERTON
2 **HOMELESS/HOUSING TASK FORCE MINUTES**

3 **Silverton Community Center – Council Chambers – 421 South Water St.**

4
5 **October 15, 2019, 6:00 p.m.**

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7 **I. CALL TO ORDER**

8
9 Kyle Palmer called the meeting to order at 6:00 p.m. and introductions were made.

Present	Absent	
X		Kyle Palmer
	Excused	Jaime Fuhrman
X		Sara White
X		Helen Thomas
X		Jess Miller
X		Dana Smith
X		Mark Hannan
	Excused	Sarah DeSantis
X		Hilary Dumitrescu
	Excused	Karolle Hughes
X		Joseph Schmaus

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26 Staff Present:

27 Chief of Police, Jeff Fossholm and Assistant to the City Manager/City Clerk, Angela Speier

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29 **II. APPROVAL OF MINUTES**

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31 Member Smith made a motion to approve the minutes from the meetings held on August 23, 2017,
32 November 1, 2017, November 27, 2017, March 1, 2018 and June 21, 2018. Member Miller seconded the
33 motion. Member Smith noted a spelling correction to Russ Gould's name on page one of the August 23,
34 2017 minutes. The motion passed unanimously as amended (8-0).

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36 **III. PUBLIC COMMENT**

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38 Catherine Dehlin, 414 Walnut Way. Ms. Dehlin is in attendance to find out more information about
39 homelessness in Silverton and what is going on in various locations. She also wanted the Task Force to
40 be aware her church, the Church of Jesus Christ of Latter Day Saints, is participating in a laundry
41 program for individuals to wash cloths and the Women's Organization of the church provides lunches for
42 the participants. Chair Palmer thanked Ms. Dehlin for working on this program. Member White also
43 thanked Ms. Dehlin and said her church has done a lot for the community and the laundry program is one
44 of the most cherished bi-monthly gatherings for people.

45
46 Brenda Tyle, 1021 Mill Street. Ms. Tyle asked why the homeless housing project developed by St.
47 Edwards is only allowing women. It is her understanding people think that is where the need is, but her
48 son is currently homeless with a three year old and has nowhere to go. Member White said shelter for
49 men who are single fathers raising their children is an unmet need not only in Silverton but across the
50 country. She offered to discuss options with Ms. Tyle outside of the meeting. Member White explained the
51 background of the St. Edwards Cottages and why this pilot project is geared towards women at this time.
52 She said the warming shelter will be open in November and everyone is welcome. Member Smith
53 explained the process of the code change that allowed this program. Ms. Tyle asked if any services will
54 be provided to the participants of the pilot program. Member Smith explained providing case management

1 is a requirement for the conditional use permit and Member White said there are thirteen professionals
2 who will serve as the Wrap Team for the occupants. The team will consist of professionals who will
3 provide medical assistance, financial literacy coaching, education and job assistance, parenting classes,
4 drug and alcohol counseling, and a number of other services.

6 **IV. TASK FORCE UPDATES**

8 **4.1 Sheltering Silverton**

9 Members Sarah White and Hilary Dumitrescu gave a presentation about Sheltering Silverton. Member
10 White explained the Homeless/Housing Task Force was formed out of community frustration and concern
11 with homelessness and Council created this Task Force to allow for a compassionate and competent
12 community to come together around this issue. Sheltering Silverton was born last spring after several
13 years of grassroots work in the community. The group started out as warming shelter in 2016 to respond
14 to an incoming snow storm. She said over the years they have been able to develop a broad coalition of
15 community members to really come around this issue. Volunteers are working daily in the community full
16 time to comprehensively meet the needs of our neighbors who sleep outside.

17
18 The Winter Warming Shelter provided 1,015 nights of sleep and served 103 meals. They had 79 unique
19 visitors and volunteers donated 1,141 hours. Monday through Friday Sheltering Silverton operates a
20 Resource Center out of the Community Center. A team of volunteers provide hospitality and respite, daily
21 meals, coffee, resource connections, case management, financial assistance, transportation and job
22 support.

23
24 Sheltering Silverton also provides a monthly collaborative meeting, because not one single entity is
25 responsible for this work. Caring for vulnerable individuals is a community endeavor. This gathering is
26 designed to share resources, raise awareness of emerging needs and problem solve. The meetings are
27 held on the first Thursday of the month at the Immanuel Lutheran Church at noon. Member White
28 provided stories about three individuals Sheltering Silverton has helped move into housing since their
29 formation.

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31 Member White said across the community individual's basic needs are being met, but there is a long way
32 to go. She said the community desperately needs a year-round emergency shelter. It is hard to move
33 people out of their situation when all their energy is being spent on finding a place to stay at night. The
34 community also needs more low income housing, local support groups for people recovering from trauma,
35 and community-based mental health services that can meet people where they are.

36
37 Member Dumitrescu reviewed the current state of homelessness in Silverton. There are 86 individuals
38 who are homeless; including, men, women and children. There are a number of precipitating factors, but
39 the biggest factor is the lack of sufficient appropriate housing. She explained the one thing in common all
40 homeless individuals have is poverty and almost all of them are victims of trauma. They also lack a social
41 safety net which is what Sheltering Silverton is trying to create through relationship development. There
42 are two main barriers to successful housing; the first is systemic (county/state) barriers. At the state level
43 there is a lack of housing resources. The Section 8 Housing caps are less than what the rent prices are
44 and there are a number of restrictions such as sharing a house with another person who has a voucher.
45 Community barriers, especially in rural areas, include a lack of transportation, lack of job opportunities,
46 lack of recovery support, and lack of appropriate housing.

47
48 Member Dumitrescu explained Silverton is doing a lot, but she reviewed a few items where the City could
49 assist Sheltering Silverton. The first is the need to increase housing diversity through encouraging the
50 development of low income apartments, cottages, Accessory Dwelling Units (ADUs) and courtyard
51 apartments. Second, the City could look to increase renter protections. Third, allow for 24-hour bathroom
52 access and shower access at the Community Center. Lastly, increase safety through identifying safe
53 parking and camping spaces in town until permanent shelter is established. The community can also help
54 with Sheltering Silverton's mission by telling their friends and family about the organization and the
55 services they offer. Business owners can provide apprentice and mentorships. Building owners are

1 encouraged to speak with Sheltering Silverton staff about their property rental possibilities. People can
2 volunteer with Sheltering Silverton in the warming shelter, serving food and/or at the Resource Center.
3

4 **4.2 Affordable Housing Task Force**

5 Chair Palmer provided an update on the Affordable Housing Task Force. He reviewed the memo located
6 in the meeting packet explaining the possible code changes the Task Force has been discussing. He
7 explained the process the code changes would have to go through including Planning Commission
8 review, as well as City Council review and approval. Member Smith explained the Task Force is also
9 discussing the cost of development and the possibility of having scalable costs depending on the size of
10 the development. This would mean an 800 square foot cottage would not have the same development
11 fees as a 3,000 square foot single family home. The current model encourages sprawl which leads to
12 building more infrastructure the City will have to maintain in the future.
13

14 David Goldblatt, 811 South Water Street. Mr. Goldblatt asked if a developer could legally build a tiny
15 home community today or if there are obstacles to that type of development. Member Smith explained
16 that level of density would require a zone change from R-1 to R-5 or the developer would have to put
17 together a Planned Unit Development (PUD) which allows for a different housing model and more
18 density. She explained it is allowed, but it is not easy or inexpensive.
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20 **4.3 Other Updates**

21 Brenda Tyle asked how the City can address the cost of rent in Silverton. Chair Palmer said the
22 Affordable Housing Task Force has been discussing how to encourage the development of affordable
23 housing through incentives. Member Smith explained some of the options the Task Force has been
24 exploring. Ms. Tyle explained her son has a housing voucher, but has been struggling to find a rental that
25 meets the criteria before the voucher expires. Member White explained the Affordable Housing Task
26 Force is looking at creative housing options. She would like to see boarding house models where people
27 would be able to rent a single room. Sheltering Silverton is working with Marion County Housing to see
28 what constitutes a single room occupancy dwelling that someone who has a housing voucher could rent
29 under their guidelines.
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31 **V. OPEN DISCUSSION/BRAINSTORMING**

32 **Temporary Parking Proposal**

33 Karen Garst, 1205 Tenino Drive. Ms. Garst explained there are a number of people living in their cars and
34 there is not a place in the City they can do that safely, because of the regulations. She is recommending
35 the City allow three to five cars to park overnight in the Community Center parking lot through a permit
36 process. These individuals would receive their permits through Sheltering Silverton and have access to
37 case management. They could be issued a key to access the restrooms across the street after hours.
38 The timeframe could be from 8:00 p.m. to 8:00 a.m. so the tenants of the building are not disturbed. It
39 could be a trial basis to see how it works. Ms. White said Sheltering Silverton has been talking about this,
40 because they know individuals who sleep in their vehicles struggle at night, because they do not know
41 where they can legally stay. She said they would not be able to provide management overnight, because
42 they are an all-volunteer organization, but they can work with the individuals to self-manage. Members
43 discussed the code language provided in the meeting packet and how it can be amended to allow for this
44 type of activity. Chief Fossholm explained the permit process would make it clear to police officers that it
45 is not a suspicious vehicle and they can be left alone. He would prefer to pick one location and try it with a
46 limited number of permits first. The biggest element is having access to a restroom.
47
48

49 Chair Palmer made a motion to allow Ms. Garst to work with City staff to adopt a pilot program to allow for
50 some parking through a similar structure/model as discussed at either the Community Center parking lot
51 or the Library/Chamber parking lot. Member Smith seconded the motion. There was no further discussion
52 and the motion passed unanimously (8-0).
53

54 **Maintaining an occupied travel trailer – specific nuisances prohibited (SMC 8.04.050(A)21)**

55 Member White said when the Task Force was meeting before there were discussions about the
56 ordinance around occupying an RV. She asked how that ordinance applies to a church parking lot and if

1 section 21 of ordinance applies to a religious institution. Member Smith said the ordinance applies to all
2 private property. Member White asked about the state law that allows religious institutions to provide
3 transitional housing on their property and if RVs would qualify as transitional housing. Chief Fossholm
4 explained the ordinance allows someone to occupy a RV for 14 days and an extension can be granted by
5 the City Manager for an additional 14 days. Member White asked what would happen if the occupancy
6 was longer than that and if a religious institution has protection to provide that type of temporary shelter
7 for someone. Discussion ensued and the members do not think this type of transitional housing is allowed
8 under the current code. Chair Palmer said he would be open to hearing a proposal allowing RVs to stay
9 on religious property for a longer time period. Member White said it is not ideal and is not a long term
10 solution, but is better than having children sleep in a tent. She said it could be used in emergency short
11 term situations. She would like to see language adopted protecting this type of emergency housing.
12 Member Smith said this type of update would likely need to go through the Planning Commission.
13

14 **Next Steps**

15 Chair Palmer envisions this Task Force meeting periodically and serving as a conduit to the City and
16 ensuring the City Council is connected to this issue. The parking recommendation discussed tonight is a
17 good start and this Task Force can continue to look at other ways the City can help, including pursuing
18 the boarding house model. Member White said she has heard Marion County Housing has vouchers for
19 single room occupancy, but she is waiting to receive the program guidelines. Member Smith said she will
20 be meeting with Marion County officials in December and asked if there were other topics she could
21 discuss with them. Member White said the voucher amounts need to be raised to better reflect the real
22 market, especially in rural communities. She would also like to see ADUs allowed on rural properties.
23

24 Member Miller said the transportation frequency between Silverton, Salem and Mt. Angel is very limited;
25 however, there is a lot of fluidity between the communities. He asked if the City could influence the
26 frequency of transportation between the three cities, because it would help provide better access to
27 services.
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29 The Task Force decided to establish quarterly meetings.
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31 **VI. ADJOURNMENT**

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33 Member Smith moved to adjourn and Chair Palmer adjourned the meeting at 7:40 p.m.
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35 Respectfully submitted by:
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37
38 /s/Angela Speier, Assistant to the City Manager/City Clerk