

**Homeless Advisory Board Minutes**  
**Wednesday, June 14, 2023**

Toledo Fire Department 285 NE Burgess Rd, Toledo, OR 97391  
And by Zoom

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The meeting was called to order at 1:04 PM by Chair Claire Hall. Kyla Sellers did roll call for the representatives:

**Attendees:**

City of Depoe Bay, Kathy Short, Mayor  
City of Lincoln City, Judy Casper, Council President  
City of Newport, Jan Kaplan, Councilor  
City of Siletz, Susan Trachsel, Council President  
City of Toledo, Rod Cross, Mayor  
City of Waldport, Dann Cutter, City Manager\*  
Community Services Consortium, Pegge McGuire, Executive Director  
Lincoln County, Claire Hall, Commissioner (Advisory Board Chair)

\*alternates

**Ex officio attendees:**

City of Lincoln City, Daphnee Legarza, City Manager  
City of Toledo, Betty Kamikawa, Council President (Mental & Physical Health Workgroup chair)  
Housing Authority of Lincoln County, Karen Rockwell, Executive Director  
Lincoln County, Tim Johnson, County Administrator  
Morant McLeod, Ernest Stephens II, Partner (facilitator)  
Samaritan House Executive Director, Lola Jones (Service Provision & Policy Workgroup Chair)

Invited guest:

Jayne Romero, Director of Lincoln County Health & Human Services

The minutes from May 10, 2023, were reviewed. Executive Director Pegge McGuire made motion to accept the minutes as submitted. Councilor Jan Kaplan seconded this motion. Motion Carried.

Chair Hall passed the gavel to McGuire for her presentation on the Continuum of Care. McGuire informed the Board on the HUD terminology "Continuum of Care" (CoC) and explained that Lincoln County currently is part of the Rural Oregon Continuum of Care (ROCC), which consists of 26 counties. The question posed was whether Linn, Benton and Lincoln Counties should exit out of the ROCC and enter their own CoC. A vote is to be held July 20, 2023, during a tri-county meeting to determine if Linn, Benton and Lincoln County should move forward creating their own CoC.

Once McGuire ended her presentation, Chair Hall passed the gavel to Executive Director Rockwell to talk about a HB5019 collaborative funding opportunity. Rockwell provided handouts including a worksheet showing known sheltering/housing in our community in relation to HUD definitions of the Housing Continuum. The Board reviewed the worksheet, while Rockwell asked for input to further develop the handout. Rockwell noted that some organizations and projects on the worksheet are highlighted signifying funding opportunities for the available HB5019 funding. Rockwell explained that the goals of this funding are to create 100 shelter beds and rehouse 450 people and there is 26.1 million available to the Rural Continuum of Care/Balance of State entities. Oregon Housing and Community Services (OHCS) needs to understand whether we will be operating as a multi-county or single-county entity before they can determine how much funding is available with the formula allocation. Therefore, Rockwell asked the Board if Lincoln County wishes to create a stand-alone ask or to move forward and create a funding ask as a tri-county entity. Jayne Romero was invited to share a project in progress that potentially could produce up to 50 shelter beds in Newport with funding from HB5019. The Board discussed the presented options. Councilor Judy Casper made motion to move forward and create a tri-county funding application for HB5019. Mayor Kathy Short seconded. McGuire abstained from voting to avoid potential conflict of interest. Susan Trachsel had to excuse herself from the meeting and was not present at the time of the vote. Motion carried.

Chair Hall passed the gavel to strategic consultant, Ernest Stephens to present a strategic planning update.

Stephens presented the logo developed after implementing the latest input of the community engagement workgroup. The Board accepted the final version of the logo.

Stephens presented the latest findings of the workgroups:

*Community Engagement* – Workgroup Chair Rev. Bob Barrett

- Communities are engaged on this topic.
- Point-in-time count data vary across organizations. Early estimates point to over 1,000 unhoused individuals.
- Transportation is a key issue for community connections.
- Unhoused communities live along the coast and away from the coast, throughout the county.
- Outside of one bedroom homes, Lincoln County has the most expensive real estate amongst neighboring counties.
- Many employees travel from neighboring counties, some are unhoused due to affordability.

*Mental & Physical Health* – Workgroup Chair and City of Toledo Council President Betty Kamikawa

- It's common for unhoused individuals to get "caught in the system" of care.
- There are few incentives for organizations to work together.
- Transitions between services are often met with difficulties.

- Co-occurrences of service needs are common, and likely prevalent.
- Policies between organizations generally do not neatly align.
- Data management is an issue.

*Service Provision & Policy – Workgroup Chair and Executive Director Samaritan House Lola Jones*

- Lincoln County has over 150 service providers. This number increases to over 200 when health-related services are included.
- Nonprofits and faith community organizations act as primary service providers.
- There are many connections between organizations within the community, but many organizations are working independently.
- A small number of service providers have the greatest amount of connections.
- The vast majority of service providers are along the coast.

*Finance & Economics – Workgroup Chair and City of Toledo Mayor Rod Cross*

- The majority of Lincoln County’s housing units are single family (95.8%) or multi-family (2.3%) residential homes.
- It’s estimated that between 30% to 40% of homes are used for commercial or second home purposes and are unavailable for local population housing.
- Per-capita income (\$32,776 in 2021) does not support home ownership or rental (between \$1,650 to \$3,500 per month for 2 bedroom) home costs.
- The population is slowly increasing, primarily due to domestic migration. International migration and natural population levels are decreasing.

Stephens went on to present the underlying theory that his team is using to develop a plan to reach the mission of the Lincoln County Homeless Advisory Board. Stephens explained how the theory is based on a tripod model where the idea is that homelessness support is primarily a function of three underlying parts: housing, services and economics. Stephens suggests that an entity/body be created to manage each part and that each entity have the capacity to plan with the other two entities at any given time.

Stephens asked for input on his presentation. Due to lack of time Chair Hall suggested that a copy of Stephens presentation be sent out to the Board and feedback be provided by email.

Hall informed the Board that new business was to be skipped due to lack of time.

Hall went on to address old business. Informing the Board that County Administrator Tim Johnson has yet to receive the executed IGAs from Toledo and Waldport. Mayor Cross and City Manager Dann Cutter informed Chair Hall that they would follow up.

Chair Hall adjourned the meeting.

<b>Next Meeting: July 12 from 1 p.m. – 3 p.m.</b>
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