

Opportunity Village Eugene Staff Report

9.2.2014

Background

On December 10, 2012, Council passed the motion to authorize the city manager to take the steps necessary to locate a pilot project for a low-cost micro housing project for homeless individuals at a city owned property located at 111 N. Garfield St for a period ending October 1, 2014. This project would become Opportunity Village Eugene (OVE), a self-managed micro-housing site. The purpose of this report is to provide City Council with a summary of the program and outcomes of the pilot project.

Program

OVE describes the project as “a collaboration between the housed and the unhoused providing stable, safe, and sustainable places to be through alternative, cost-effective approaches for transitioning the unhoused to more permanent living situations.”

Residents must meet the criteria set by a community agreement. The five central tenets of the community agreement include the prohibition of weapons, alcohol & illegal drugs, theft, persistent disruptive behavior and mandates cooperation with maintenance and up-keep of the village. Residents are required to provide 10 hours per week of labor toward maintaining the village. Also, residents are subject to a background check before entering the village.

While the program is transitional, OVE acknowledges that different participants require different periods of time to gain stability and work to transition from the village. Because of this, there is no hard limit for a resident’s length-of-stay.

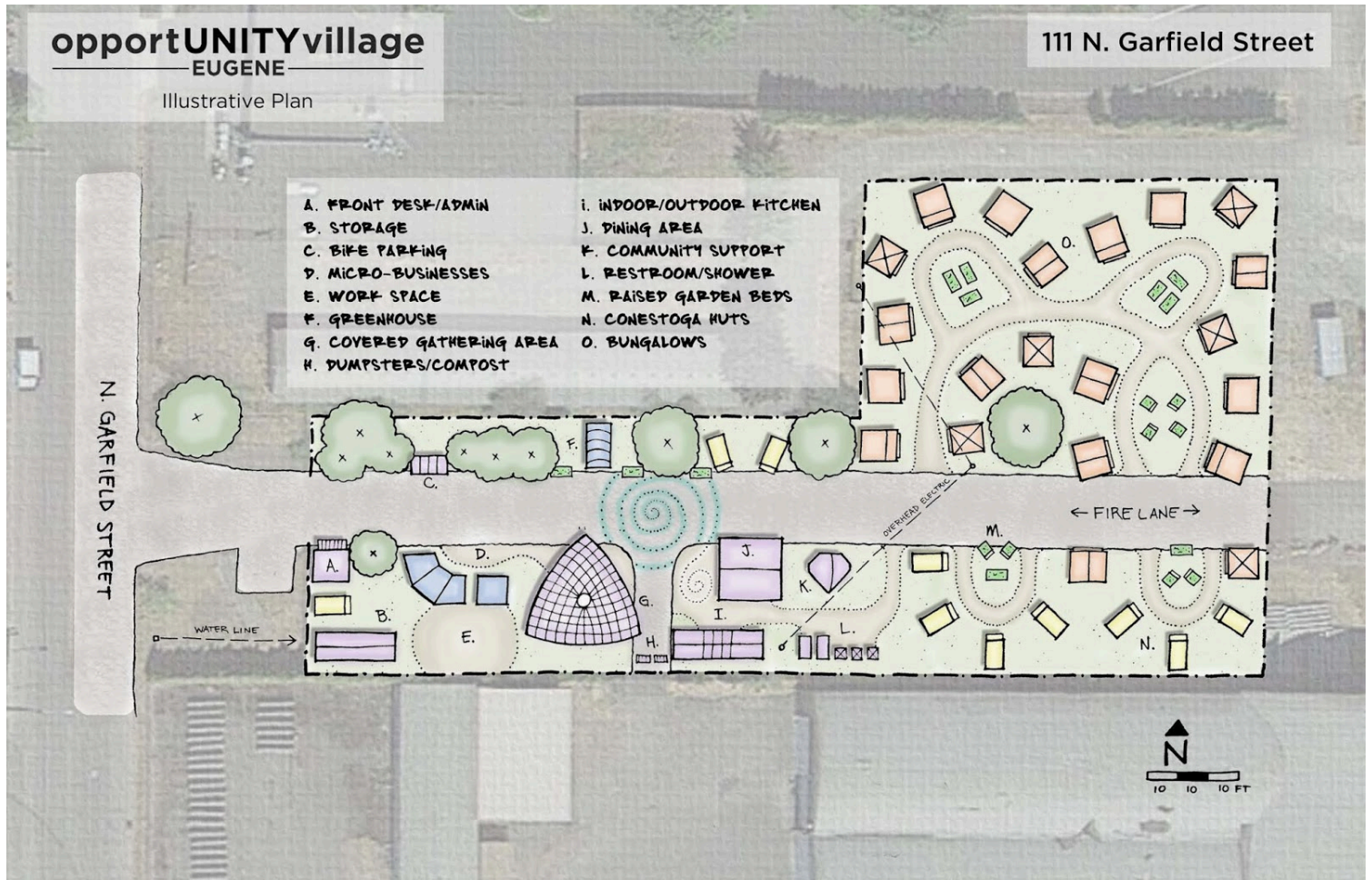
Site Characteristics

The Site encompasses one lot owned by City located within the designated Eugene Public Works & Maintenance complex and is located at 111 N.



Garfield St. Per the City's agreement with OVE, the site may host up to 45 people and up to 30 residential units.

OVE currently hosts 33 people in 29 residential units. (20 small bungalows and 9 conestoga huts). The site hosts a number of community spaces and infrastructure, such as showers, a communal kitchen, raised garden beds and a community space with computer access. The figure below displays the current layout of the site.



The site has a fenced perimeter and all visitors and guests must check-in at the front desk/administrative building upon arrival. The site has been developed to ensure fire safety standards and access for emergency vehicles.

All residential and community building have been constructed utilizing both resident and volunteer labor. OVE has held regular building parties to assist in the construction of these units.

The site provides water, electric and internet for communal purposes, as individual dwellings are not developed with this amenities.

The nine Conestoga Huts provide 60sf of dwelling space each , while the bungalows, 20 in total, provide between 64- 80sf of dwelling space. A communal kitchen provides 200sf of cooking space. The restrooms, shower and laundry are available on site. A communal heated yurt is the site's largest structure, at 750sf.

Resident Characteristics

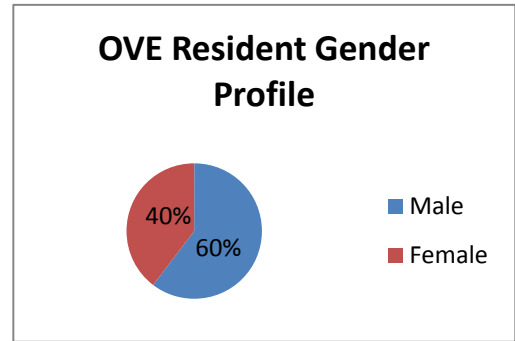
Per OVE's agreement with the City, OVE must submit quarterly reports related to resident data. This data provides valuable information to understand and address the residents' needs and helps to define and work toward outcomes favorable to the resident

At the time of this report, OVE has hosted 58 residents. The village has slowly grown since December 2012 to accommodate 35 people at any given time.



Of the 58 served by OVE, 35 have been male, with the remaining 23 female.

The age profile of OVE’s residents has reflected a large number of its residents tend to be aged between 25-54 years old. The village has housed one resident between 18-24 and seven between 55-64. To date, OVE has not served any resident over the age of 65.



Age	18-24	25-54	55-64	65+
Total # of Residents	1	50	7	0

Racial & ethnic and data related to other resident characteristics are also recorded at intake for residents. At the time of this report, OVE has assisted six veterans, 11 people who identified as having a disability and 13 people who were actively employed at the time of intake into OVE.

As mentioned previously, there are no established limits for a resident’s length-of-stay at the village, as OVE stands by the notion that transitioning out of homelessness requires different timelines for different people. Because of this, people’s tenure within the program is quite diverse. Of the 58 people served by OVE, 20 have received services for 3-6 months. Eight have received services for less than one month, 12 people have received services for 1-2 months and 18 for 7-12 months.

Length of Stay	<1 month	1-2 months	3-6 months	7-12months
Total # of Residents	8	12	20	18

OVE has seen a total of 23 people leave the village since it has opened. Of these 23 people, 12 have transitioned to alternative housing while 10 have left due to violations of the community agreement.

Of the 12 residents who transitioned into alternative housing, nine found permanent housing. Permanent housing includes resident who have found their own apartment or rental home, acquired Section 8 housing or voucher or moved into a permanent housing arrangements with family or friends. Five residents transitioned into permanent rental housing or received Section 8 housing or vouchers. Six residents found permanent housing with family or friends. Over this time, one resident has moved to a transitional housing program. It is assumed that individuals who left due to violations of the community agreement returned to homelessness.

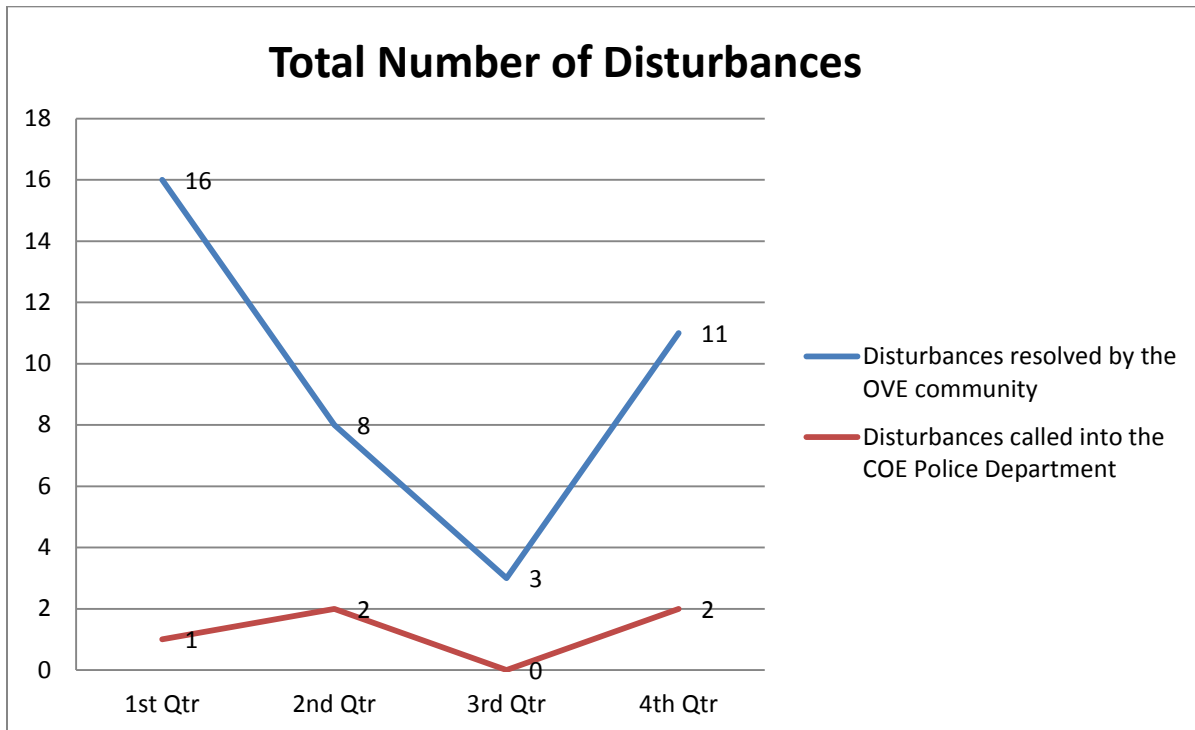
During intake, residents are required to provide information related to their former residence or where they resided prior to entering the village. Residents are given the option to identify Eugene/Springfield, Lane County, Oregon, the US Western Region or elsewhere.

Perhaps surprisingly, 100% of all current and previous residents of OVE have identified the Eugene/Springfield area as their place of residence immediately prior to their acceptance into OVE.

Total # of individuals who departed	23
Rental house or apt.	3
Section 8	2
Moved in with family or friends (permanently)	4
Moved in with family or friends (temporarily)	2
Homeless (e.g. car, street)	10
Jail/Prison	1
Transitional Housing	1

Resident's Previous Location	YTD
Eugene/Springfield Area	50
Within Lane County	0
Within Oregon	0
Within the US West Region not including Oregon (WA, CA, NV, ID, MT, WY, UT, CO)	0
Other	0

OVE staff and residents receive training in conflict meditation and often use these techniques to help settle instances of miscommunication or disturbances within the village. This method has proven useful within the camp. OVE had recorded a precipitous drop in disturbances within the first three quarters following its establishment. The fourth quarter experienced an increase in community resolved disturbances and remained close to average for incidents requiring police intervention. Of the 43 recorded disturbances, only five have resulted in calls to the police department.



OVE Next Steps

OVE views the first year of operation as a success and will request a year-long extension to remain at the current city-owned site. OVE is also in the concept/planning phases of Emerald Village, a development of 15 larger units which will be co-owned by the villagers.