



FAQs For Property Owners and Managers

1. Concrete Benefits of Leasing a site to WeShine

- WeShine will pay the owner a modest monthly lease payment of approximately \$1,000 per month.
- WeShine will purchase property liability insurance for each micro-village, with the property owner as a named insured.
- The presence of a micro-village on your property will help to prevent vandalism and squatters on the site.

2. Social Benefits of Leasing a site to WeShine

- Property owners engaged with WeShine will contribute to an innovative solution to our houselessness crisis.
- Property owners will be part of a growing network of involved people and organizations that are stepping up to do their fair share in addressing our houselessness crisis.
- Property owners will receive positive publicity.

3. How will WeShine ensure that the micro-village does not become a permanent fixture on the property ?

- WeShine micro-villages are funded as transitional outdoor shelters.
- We are seeking one-year leases.
 - We will ask every guest to sign a Good Neighbor Agreement that stipulates that we are offering transitional housing and will work with them to access permanent affordable housing to meet their needs.
- We will provide weekly on-site assistance from service providers to help link our guests to housing and other needed health and social services.
- We will stop admitting new guests several months prior to the end of the lease period.
- We will search for an alternate site well in advance of the termination of the lease period.

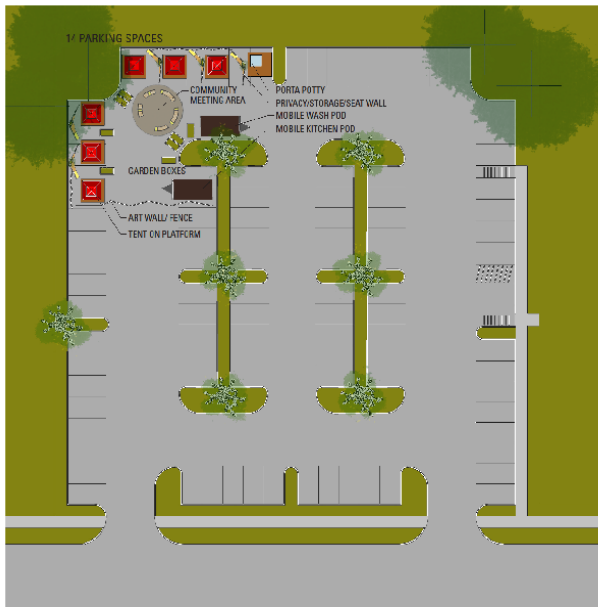


4. What kind of track record do similar villages have for transitional guests to permanent supportive housing?

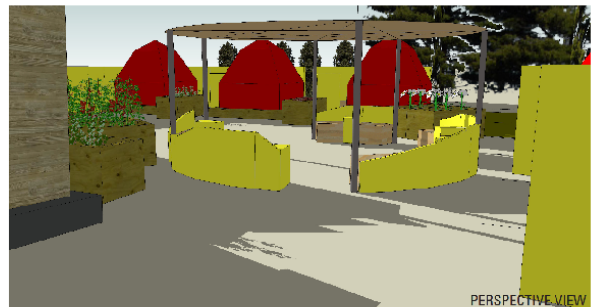
Data from our local Kenton Women’s Village and Seattle’s transitional villages indicate that the rate of transition to permanent housing ranges from 40—60% and is much higher than the rate in traditional shelters. This level of success is attributed to the on-site presence of case managers and other service providers to assist the villagers in making service connections and applying for available housing options. The biggest factor preventing complete success at transitioning individuals to permanent affordable housing is the **lack of availability** of these options.

5. What are the criteria for a good WeShine site?

- At least 5,000 SF of available space
- Proximity to public transit
- Proximity to commercial/retail services
- Outdoor Shelters are a use by right in commercial, multi-dwelling or employment zones. Other zoning types will be considered but likely require conditional use approval.
- Paved surfaces are preferred
- Access to sewer, water, and electricity is preferred



1 BLDCK PARKING LOT SITE PLAN (200'X200')
NOT TO SCALE



PERSPECTIVE VIEW



BIRD'S EYE VIEW

CLUSTER IN PARKING LOT



6. Where will WeShine campers come from?

WeShine volunteers conduct regular outreach to encampments in participating neighborhoods to get to know campers and invite their input and involvement in micro-village development. Volunteers will let them know when micro-villages are accepting new residents and what the admission criteria are.

7. Will WeShine empty out the current unmanaged encampments in participating neighborhoods and keep campers from returning to these same sites?

WeShine can neither guarantee to empty out current encampments that are a concern to neighbors nor prevent new campers from moving in if some campers transition to a WeShine micro-village. It is our hope that the WeShine model will be a catalyst for other neighborhood-based alternative shelter developments. We hope to develop and support several hundred micro-villages throughout Portland over the next several years. We think our efforts, in combination with the efforts of other non-profits doing similar work, will make a substantial reduction in the number of unmanaged encampments in Portland.

8. What will WeShine do for electric, water and sewer needs?

If a cluster is located on a piece of property that has hook ups to or existing electrical, water and sewer services, we will try to tie into these, if feasible. Where no sewer tie-in is possible, we will utilize porta-potties. Our shower/laundry trailers can utilize water tanks that are refilled daily. Our solar-powered juice boxes can ensure that each unit has at least basic electricity.

9. Does WeShine require approval of the neighborhood association to develop a micro-village within a neighborhood?

No, WeShine does not require neighborhood association approval to develop a micro-village in any given neighborhood. However, WeShine will rely on the support of neighborhood and faith-based community volunteers. WeShine will endeavor to work with the local neighborhood association to hear their concerns, help them understand the issues of homelessness more fully, and affirm their role in helping to solve these issues. To site our micro-villages, WeShine will follow all City code requirements regarding providing required notice to neighbors and opportunities to meet with them to discuss concerns and receive their input.