

FAQs For Property Owners

1. Definition of Transitional Housing Accommodations

ORS 446.265

Transitional housing accommodations; regulation and limitations; definition

Transitional housing accommodations are intended to be used by individuals or families on a limited basis for seasonal, emergency, or transitional housing purposes and may include yurts, huts, cabins, fabric structures, tents and similar accommodations. The transitional housing accommodations may provide parking facilities, walkways and access to water, toilet, shower, laundry, cooking, telephone or other services either through separate or shared facilities. The Oregon Health Authority may develop public health best practices for shared health and sanitation facilities for transitional housing accommodations.

Transitional housing accommodations are not subject to ORS chapter 90 pertaining to landlord tenant law.

The occupants of WeShine micro-villages are not renters and do not have renter rights. The occupants are referred to as guests. Guests do pay a monthly service fee to help off-set some of the costs of the on-site services.

2. Construction of Managed Encampments for Alternate Shelter

The site, hygiene and sanitation services, walkways, shared facilities, and all structures are subject to Oregon Administrative Rules and construction standards regarding organized camping (OAR 918.650) and will be permitted and inspected by local government department representatives.

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 alternative shelters.
- WeShine is seeking a one-year lease of the property; however, the guests will not have a lease and, as noted above, are not considered renters.
- We will ask every guest to sign a Good Neighbor Agreement that stipulates that we are offering transitional shelter 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 transitioning guests to permanent supportive housing?

Data from Portland's Kenton Women's Village, as well as Hazelnut Grove, and Seattle's transitional villages indicate that the rate of transition to permanent housing ranges from 40 to 60% and is much higher than the rate in conventional built congregate shelters. The biggest factor preventing complete success at transitioning individuals to permanent affordable housing is the lack of availability of these options.

5. Concrete Benefits of Leasing a site to WeShine

- WeShine will pay a modest monthly lease payment of \$1,200 per month.
- WeShine will provide robust general, property, and umbrella insurance liability coverage for each micro-village, with the property owner as a named insured.
- The presence of a micro-village on a leased property will help discourage vandalism and squatters on the site.

6. Social Benefits of Leasing a site to WeShine

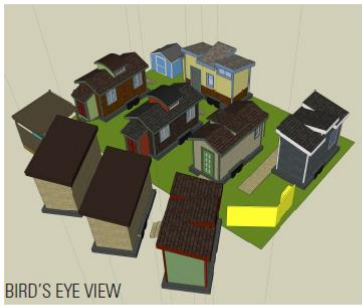
- Property owners engaged with WeShine will contribute to an innovative solution to our houselessness crisis.
- Property owners will join a growing network of private sector people and organizations that are stepping up to do their fair share in addressing our houselessness crisis.

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

- At least 6,000 SF of available space
- Proximity to public transit
- Proximity to commercial/retail services
- Outdoor Shelters are a use by right in commercial, multi-family residential or employment zones. Other zoning types will be considered but likely require conditional use permits.
- Paved surfaces are preferred.
- Access to a sewer clean-out and a hose bib is helpful but not required.

Below is a sample rendering of a micro-village on a portion of a privately-owned parcel.

Welcoming, Empowering, Safe Habitation Initiative with Neighborhood Engagement



BIRD'S EYE VIEW



SITE PLAN
NOT TO SCALE

(6) PARKING SPACES
(6) THOWS, (1) WASH TRAILER,
(1) KITCHEN TRAILER (1) PORTA POTTY



PERSPECTIVE VIEWS



TINY HOUSES ON WHEELS



6. Where will WeShine guests come from?

WeShine is committed to serving sub-populations among the large and diverse houseless community who are among the most vulnerable and have been under-served, including but not limited to:

- female-identified individuals who have been victims of violence,
- racial and ethnic minorities,
- members of the LGBTQIA+ community,
- those with significant mental illness, and
- older individuals with chronic health conditions.

We expect that our micro-villages will be especially appealing to those for whom safety, a sense of community, and access to services are top priorities. We will partner with other organizations and agencies that serve the houseless community to identify the sub-populations that are a good fit for each micro-village.

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

Contact us at info@weshinepdx.org for any questions - we are happy to answer them - and can set up a meeting to discuss with you further. Visit our website WeShinePDX.org for more information and resources.



No, WeShine can neither guarantee to empty out current unmanaged encampments nor prevent new campers from moving into the area. Our vision is that WeShine micro-villages will be a catalyst for rapid expansion of micro-villages into many additional neighborhoods. Over several years, this growth could amount to several hundred units of humane, safe, and well-managed shelter for houseless Portlanders while our city continues to develop and open new permanent affordable and supportive housing. WeShine's efforts, in combination with those 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 micro-village 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 refillable water tanks, or we may be able to place a water cistern on some sites. Solar-powered units for each unit will ensure that our guests have light, heat, and the ability to charge their personal devices.

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

The City of Portland has made changes recently to its City Code that allow the development of alternative shelters in commercial, multi-family residential, and employment zones as an outright use. WeShine is seeking to lease property in these types of zones. While we do not require neighborhood association approval to develop a micro-village in any given neighborhood, we will seek neighborhood support in several different ways. First, we will endeavor to work with the local neighborhood association to hear their concerns, help them understand the issues of houselessness more fully, and affirm their role in helping to solve these issues. We will also recruit both neighbors and members of near-by faith communities to provide ongoing support to each micro-village. Finally, WeShine will follow all City code requirements regarding providing required notice to neighbors as well as opportunities to meet with them to discuss concerns and receive their input.